COUNCIL ASSESSMENT PANEL

CAP Meeting Agenda

Presiding Member: Mr Brenton Burman

I write to advise of the Council Assessment Panel Meeting to be held on Tuesday 16 June 2026 at 6:00pm in the Unley Council Chambers, 181 Unley Road Unley.

Tim Bourner
Assessment Manager

Dated: 04/06/2026

Members: Mr Brenton Burman, Ms Colleen Dunn, Mr David Brown, Mr Terry Sutcliffe, Ms Yvonne Svensson

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KAURNA ACKNOWLEDGEMENT

Ngadlurlu tampinthi, ngadlu Kaurna yartangka inparrinthi. Ngadlurlu parnuku tuwila yartangka tampinthi.

*Ngadlurlu Kaurna Miyurna yaitya yarta-mathanya Wama Tarntanyaku tampinthi. Parnuku yailtya, parnuku tapa purruna yalarra puru purruna.**

We would like to acknowledge this land that we meet on today is the Traditional Lands for the Kaurna people and that we respect their spiritual relationship with their Country.

We also acknowledge the Kaurna people as the Traditional Custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kaurna people today.

*Kaurna Translation provided by Kaurna Warra Karrpanthi

A G E N D A

ITEM 4.1
DEVELOPMENT APPLICATION – 26005664 – 1 ALLEN GROVE, UNLEY SA 5061

DEVELOPMENT NO.:	26005664
APPLICANT:	365 Studio C/- Landmark Planning Advisors
ADDRESS:	1 ALLEN GR UNLEY SA 5061
NATURE OF DEVELOPMENT:	Two (2) two storey semi-detached dwellings, fencing and retaining walls.
ZONING INFORMATION:	**Zones:** • Established Neighbourhood **Overlays:** • Airport Building Heights (Regulated) • Building Near Airfields • Co-located Housing • Historic Area • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy **Technical Numeric Variations (TNVs):** • Maximum Building Height (Metres) (Maximum building height is 6m) • Minimum Frontage (Minimum frontage for a detached dwelling is 18m) • Minimum Site Area (Minimum site area for a detached dwelling is 600 sqm) • Maximum Building Height (Levels) (Maximum building height is 1 level) • Minimum Side Boundary Setback (Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher) • Site Coverage (Maximum site coverage is 50 per cent)
LODGEMENT DATE:	12 Mar 2026
RELEVANT AUTHORITY:	Assessment Panel
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2026.5 12/03/2026
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Timothy Bourner Team Leader Planning - Assessment Manager
REFERRALS STATUTORY:	NA
REFERRALS NON-STATUTORY:	Heritage Consultant Engineering

	Consultant Arborist City Arborist
ATTACHMENTS	Attachment 1 – Plans and elevations Attachment 2 – Civil Plans Attachment 3 - Shadow Diagrams Attachment 4 – Arborist Report Attachment 5 – Applicant's Planning Report Attachment 6 – Council's Shadow Diagrams Attachment 7 – Council's Arborist Report Attachment 8 – Representations Attachment 9 – Response to representations

DETAILED DESCRIPTION OF PROPOSAL:

The development proposes two (2) two-storey storey semi-detached dwellings, retaining walls and fencing. The dwellings consist of a single storey component towards the front of the building with a second storey element towards the rear.

The dwellings will be sited on two proposed sites of 453m^2 and 452m^2 respectively with the subject site being "split" lengthways resulting in frontages of 9.145m each. Land division does not form part of the proposal.

The style of the dwellings while contemporary has taken elements described in the Historic Area Statement with a hipped roof and pitch of 30 degrees and a symmetrical design of the façade.

The dwellings will be constructed of a mix of façade materials including stone, brick, rendered lightweight material and timber battens. The rendered walls will be white with the pre-coloured steel roof being 'Basalt' in colour.

The site has already been cleared via a separate authorisation with a large Lemon Scented Gum in the rear of the site to remain.

The quantitative features of the proposed dwellings are listed in Table 1 below:

	Proposed	**Code**
Site Area	453m^2 (Dwelling 1) 452m^2 (dwelling 2)	600m^2
Frontage Width	9.145m each	18m
Site Coverage	230.91m^2 (50.97%) (Dwelling 1) 230.91m^2 (51.08%) (Dwelling 2)	50%
POS	96.45m^2 (Dwelling 1) 95.85m^2 (Dwelling 2)	60 m^2
Soft Landscaping	Overall 113.59m^2 (25.07%) (Dwelling 1) 112.98m^2 (24.99%) (Dwelling 2)	25%

	Front (both dwellings) – 28.5m^2 (52.8%)	
Building height	7.53m total - 2 levels	6m - 1 levels
Front Setback (both dwellings)	5.99m (Lower) 19.07m (Upper)	There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building. No DPF applicable
Rear (both dwellings)	10.39m (Alfresco) 16.94m (Upper and Lower)	4m and 6m
Dwelling 1		
Side (South)	0m common wall 1.2m (lower and upper)	Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher
Side (North)	0m (garage), 965mm (Lower) 3.005m (Upper)	Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher
Dwelling 2		
Side (South)	0m (garage), 965mm (Lower) 3.005m (Upper)	Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher
Side (North)	0m common wall 1.2m (lower and upper)	Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher

Table 1 – Quantitative features

The dwellings are to be accessed directly from the primary street via two existing crossovers with slight modifications to align with the proposed driveways.

Site plans and elevations can be found in **Attachment 1**.

BACKGROUND:

An application for two (2) two storey semi-detached dwellings was lodge late in 2025 and presented to the Council Assessment Panel (CAP) in December 2025. The CAP ultimately refused consent for a range of reasons including the development's response to the Historic Area Statement, allotment size and dimension and a range of other design concerns. This application, while a new and separate application, is essentially a response to these refusal reasons and a written response has been provided by the applicant's planning consultant, **Attachment 5**.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 1 ALLEN GR UNLEY SA 5061
Title ref.: CT 5572/718 **Plan Parcel:** D3952 AL13 **Council:** CITY OF UNLEY

The subject site is a regular shaped allotment with a width of 18.29 metres (m) and a depth of 49.43m with a total site area of 906 square metres (m^2)**.** The subject site is currently vacant bar a significant tree in the rear southeastern corner. The site previously contained a two-storey detached dwelling circa 1950-1960.

The subject site has a slight fall from the rear to the primary street of a maximum 400mm.

Locality

The locality has been determined to be as shown on **Figure 1**, taking into account the general pattern of development and likely impacts of the proposal. The locality is entirely located within the **Established Neighbourhood Zone.**

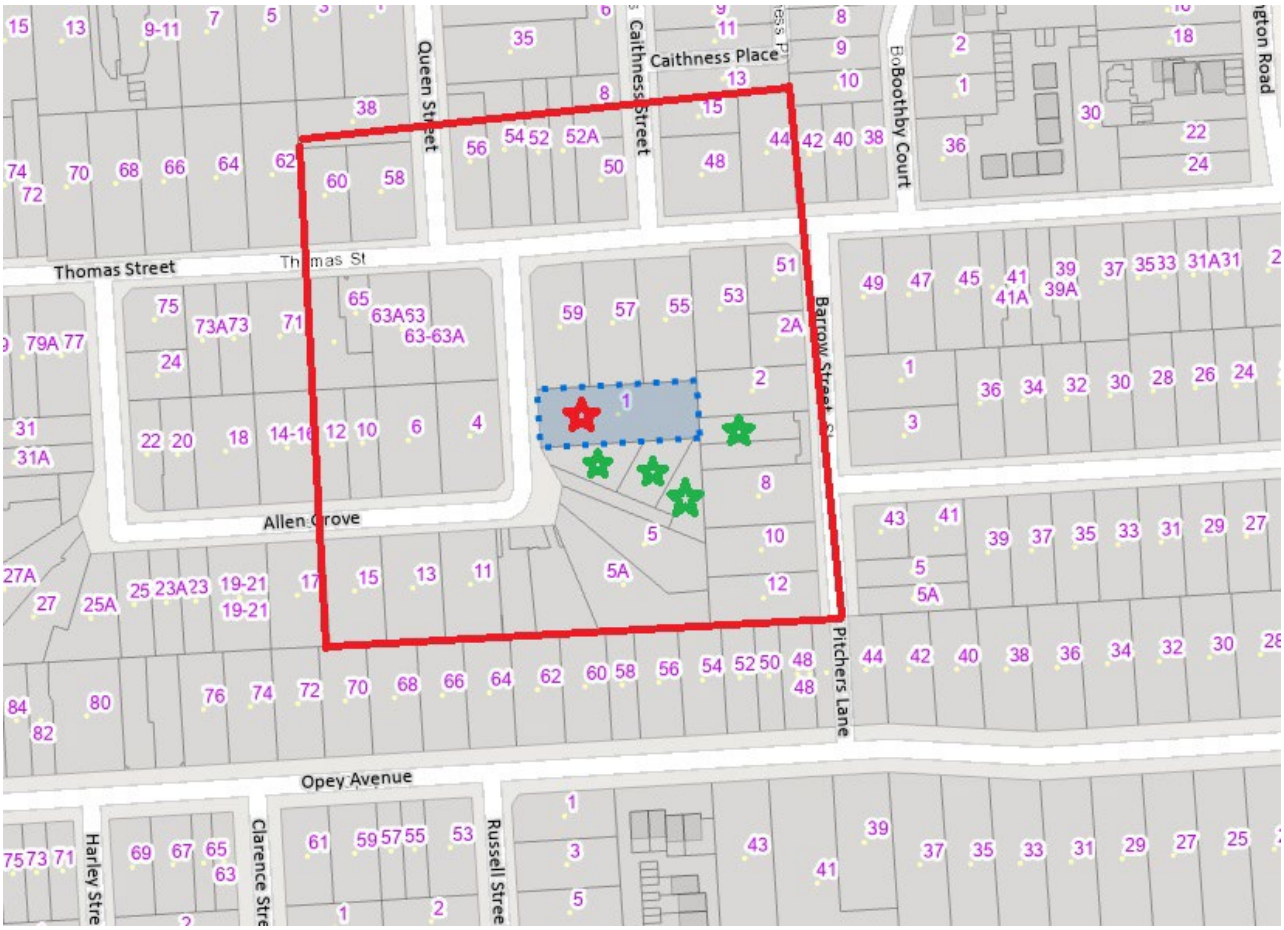

Figure 1 – Locality. Representors - ☆ Subject Site - ☆

The locality is entirely residential with a range of allotment sizes and dwellings typologies constructed over a wide range of eras.

There are numerous character dwellings constructed in the early part of the 20th Century in both Allen Grove and Thomas Street with a single local Heritage Place located at 63-65 Thomas Street. The non-character dwellings are clustered in the southeastern corner of Allen Grove with 5 two-storey contemporary dwellings built within the last 15 years.

The locality is well vegetated with numerous large trees, both on private land and in the public realm, predominantly found on the street verges.

The wider locality follows this pattern of development with much of the western part of Allen Grove having been redeveloped with contemporary dwellings. The primary areas of character are sited along Thomas Street and the section of Allen Grove within the noted locality.

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SERIOUSLY AT VARIANCE ASSESSMENT:

The PDI Act 2016, Section 107 (2)(c) states that the development must not be granted planning consent if it is, in the opinion of the relevant authority, seriously at variance with the Planning and Design Code (disregarding minor variations).

The **Established Neighbourhood Zone Desired Outcome** states:

> ***DO 1*** *– A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.*

The proposal is for two (2) two-storey semi-detached dwellings consistent with the built form character and development pattern of the locality.

The **Established Neighbourhood Zone** Performance Outcome states:

> ***PO 1.1*** *– Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.*

The proposal is for the construction of two (2) two-storey semi-detached dwellings which maintains the established development pattern of the neighbourhood.

As seen in the following planning assessment, the proposal is considered to satisfy the intent of the **Desired Outcomes** and **Performance Outcomes** with only minor variations noted against the respective **Designated Performance Features**. Therefore, this proposal is not considered to be seriously at variance with the Planning and Design Code.

PUBLIC NOTIFICATION

- **REASON**
  Table 5 3 1 - Building height exceeds that desired in DTS/DPF 4.1 of the Established Neighbourhood Zone

47 owners or occupiers of adjacent land were directly notified and a sign detailing the proposal was placed on the subject site for the duration of the notification period.

Eight (8) representations were received within the notification period, one of which was a double, and these representations can be found in **Attachment 8**. Fourl representors have sought to be heard by the Council Assessment Panel.

Representations:

Representor Name / Address	Support / Support with Concerns / Oppose	Request to be heard	Represented by
[redacted]	Support with concerns	Yes	Self
[redacted]	Support with concerns	No	
[redacted]	Support with concerns	No	

[redacted]	Support with concerns	Yes	[redacted]
[redacted]	Support with concerns	Yes	[redacted]
[redacted]	Support with concerns	Yes	[redacted]
[redacted]	Does not support	No	

SUMMARY

The matters of concern raised are as follows:

- Privacy and Overlooking
- Overshadowing
- Amenity
- Site area and dimensions
- Height and Setbacks
- Fencing
- Impact on trees
- Landscaping
- Demolition

The representations were forwarded to the applicant with the applicant's response in **Attachment 9**. A revised suite of plans was provided including additional dimensions and the inclusion of permeable paving to the driveways.

AGENCY REFERRALS

Not required.

INTERNAL REFERRALS

- Heritage Consultant

  The Historic Area Statement seems to refer to grander traditional structures, such as seen on Thomas Street, rather than Allen Grove. Given the array of dwelling styles the proposal seems reasonable. Roof colour of 'Woodland Grey' is supported (although the documents seem to suggest something darker). The wall colours of 'white on white' could be less stark, and timber cladding to garage door is ok, although perhaps appears darker in the plans than it will after construction. Fencing is appropriate in height and style and is reflective of the style of the dwelling it sits in front of. The design, with a single storey form set forward of garaging and two-story section is supported and contextual.

  On balance the relevant assessment provisions for HOA and EZ are satisfied.

- Engineering

  Referred to Manager City Assets to comment on groundwater management.

Revised plans provided were supported as no ground water was to be discharged to the street water table.

- Consultant Arborist

  See arborist report **Attachment 7**

  I did note a couple of discrepancies:

  - The applicant's arborist had calculated an 11% encroachment, while I found the encroachment to be 13.78%.
  - The applicant's arborist has calculated a >10% encroachment from the boundary fence and lawn.
  - I also noted the rainwater tank located within the SRZ, this appears to be an unnecessary location, given there is ample space outside the SRZ for its placement.
  - I also noted the perimeter pathway depicted along the eastern extent of the dwellings to be 550mm wide; this seems unusually narrow compared to most standard pathways being 900mm to 1m wide.

  In summary, I have recommended some tree-sensitive construction methods given the moderate (technically major with the rainwater tank in the SRZ) encroachment.

- City Arborist

  I've reviewed the plan, the supplied Arb report and visited the site.

  I'm comfortable with the application as proposed provided:

  - Section 5 'Recommendations' sub-sections 5.4 to 5.8 (inclusive of sub-section 4.8), concerning the street tree, are followed out in full.
  - Relevant certifications/documentation, as they relate to the street tree, are requested and provided to Council at the time they are created.

RULES OF INTERPRETATION:

The application has been assessed against the relevant provisions of the Planning & Design Code (the Code). The Code outlines zones, subzones, overlay and general provisions policy which provide Performance Outcomes (POs) and Desired Outcome (DOs).

In order to interpret Performance Outcomes, the policy includes a standard outcome that generally meets the corresponding performance outcome (Designated Performance Feature or DPF). A DPF provides a guide as to what will satisfy the corresponding performance outcome. Given the assessment is made on the merits of the standard outcome, the DPF does not need to be satisfied to meet the Performance Outcome and does not derogate from the discretion to determine that the outcome is met in another way, or from discretion to determine that a Performance Outcome is not met despite a DPF being achieved.

Part 1 of the Code outlines that if there is an inconsistency between provisions in the relevant policies for a particular development, the following rules will apply to the extent of any inconsistency between policies:

- the provisions of an overlay will prevail over all other policies applying in the particular case;
- a subzone policy will prevail over a zone policy or a general development policy; and
- a zone policy will prevail over a general development policy.

PLANNING ASSESSMENT

The application has been assessed against the relevant policies of the **Planning & Design Code (the Code)**, which are found at the following link:

Planning and Design Code Extract

Land Use

The subject site is located within the **Established Neighbourhood Zone** where the **Desired Outcome (DO)** and **Performance Outcome (PO)** are as follows:

> ***DO 1 -*** *A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.*
>
> ***PO 1.1 –*** *Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.*

The proposal seeks to construct two (2) two-storey semi-detached dwellings on the site. A dwelling is an envisaged form of development within the **Established Neighbourhood Zone** and is compatible with the established development pattern of the neighbourhood, satisfying the intent of **DO 1** and **PO 1.1** of the zone.

Site Areas and Frontages

Established Neighbourhood Zone PO 2.1 states:

> ***PO 2.1 -*** *Allotments/sites for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and are compatible with the prevailing development pattern in the locality*.

The corresponding **Designated Performance Feature (DPF)** seeks a minimum allotment size of 600m^2 with an 18m frontage. Whilst the proposal does not include land division, the proposal shows two distinct sites of 453m^2 and 452m^2 respectively, and must be considered as part of this assessment.

The primary point of consideration within **PO 2.1** is the compatibility of the proposal with the prevailing development pattern in the locality.

The locality, as shown above in Figure 1 (above), contains 40 allotments. Based on Council records, these allotments are of varying sizes with the largest being the subject site at 906m^2 and the smallest being 217m^2. The average allotment size in the locality is 512m^2. The proposed sites are to be 453m^2 and 452m^2, an 11% variance to the average. Whilst this variance is not insignificant, it is considered to be consistent with the prevailing pattern of development, especially in the southeastern section of Allen Grove.

Further, the frontages in the locality are generally between 17m and 19m for detached dwellings with semi-detached and group dwellings having frontages similar to that proposed.

On balance, whilst the site area and frontages fall short of the desired minimums in **DPF 2.1**, the proposed sites are consistent with the prevailing pattern of development and are considered to satisfy **PO 2.1**.

Design & Appearance

Historic Area Overlay includes the following **DO's** and **PO's:**

> ***DO 1 -*** *Historic themes and characteristics are reinforced through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of land division, site configuration, streetscapes, building siting and built scale, form and features as exhibited in the Historic Area and expressed in the Historic Area Statement.*
>
> ***PO 1.1*** *- All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.*

PO 2.1 *- The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.*

PO 2.2 *- Development is consistent with the prevailing building and wall heights in the historic area.*

PO 2.3 *- Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.*

PO 2.4 *- Development is consistent with the prevailing front and side boundary setback pattern in the historic area.*

PO 2.5 *- Materials are either consistent with or complement those within the historic area.*

PO 6.1 - *The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.*

PO 6.2 - *Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.*

Established Neighbourhood Zone includes the following **DO's** and **PO's:**

DO 1 - *A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.*

DO 2 - *Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.*

PO 1.1 – *Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.*

PO 4.1 – *Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.*

PO 6.1 *- The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.*

PO 6.2 *- Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on buildings or infrastructure.*

Design in Urban Areas includes the following **POs:**

PO 20.2 - *Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.*

PO 20.3 - *The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.*

The **Desired Outcomes**, outlined above, of the **Established Neighbourhood Zone** seeks for new buildings to be sympathetic to the predominant built form character and streetscape within the locality. The **Historic Area Overlay** seeks development to have consideration for the historic streetscapes and built form as expressed in the **Residential Spacious Unley (Allen Grove) Historic Area Statement (Un19).**

Allen Grove is comprised of a variety of housing styles which have evolved over the past 60-70 years. As noted in the locality description, the locality contains a wide range of dwelling styles dating from pre-World War 2 dwellings in a predominantly Art-deco style, to recent dwelling constructed in the previous 15 years. The majority of the newer dwellings are modern in style with little reference to the previous historic character of the locality. There are a limited number of character dwellings remaining within Allen Grove with the majority of the character dwellings in the locality being in Thomas Street.

The proposed two storey semi-detached dwellings area a contemporary style with some influence taken from the elements as described in the Historic Area Statement. The dwelling facades are to include a range of materials including stone, brick, rendered lightweight material and timber battens. The roof is to be pre-coloured steel in Woodland Grey with front door and garage doors to be in a dark-coloured timber.

The proposed dwelling designs are not considered to be at odds with the characteristics seen within the locality. As noted above, the locality has numerous contemporary dwellings in a variety of styles and configurations. Many of the dwellings are two storey and feature similar elements and finishes as that of the proposed dwellings. The roof form of the single storey element at the front of the building and the use of brick, stone, timber and painted finishes are complementary to the modern contemporary dwellings fronting to Allen Grove. The finishes of the dwellings are also consistent with the natural finished colours of the original building stock within the locality.

Taking into consideration the streetscape character which has emerged over a number of decades, the architectural styles sought by **Historic Area Statement** and **Historic Area Overlay** are weakly presented in the current streetscape. The proposed dwellings however do draw on the materials found with the inclusion of stone, brick and painted finishes as well as the pitch of the roof and symmetrical appearance of the front single storey element.

The proposed buildings are considered to sufficiently satisfy the **Historic Area Overlay DO 1** and **PO's 2.2, 2.4, 2.5, 6.1 and 6.2**. Furthermore, the proposed two storey dwelling is considered to satisfy the intent of **DO 1**, **DO 2** and **PO 1.1,** of the **Established Neighbourhood Zone** as it responds to the predominant and established development pattern of the neighbourhood.

Building Height

Established Neighbourhood Zone PO 4.1 states:

> ***PO 4.1 -*** *Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.*

The corresponding **DPF** seeks buildings to be 6m and 1 level.

The proposed semi-detached dwellings are to be two levels and 7.53m in total height. This exceeds the desired maximum heights as stated in **DPF 4.1**. The **PO** however seeks buildings to contribute to the prevailing character and complement the height of nearby buildings.

The subject site previously held a two-storey post war dwelling with the 5 allotments to the south each containing contemporary two storey dwellings. The allotment to the north has a single-storey character dwelling as well as a two-storey ancillary building which appears to be a form of ancillary accommodation. To the east 2 Barrow Street contains a circa 2015 constructed two-storey dwelling and to the north, 55 Thomas Street also contains a similarly aged two-storey dwelling. Further, to the north-east is an under construction two-storey detached dwelling on the corner of Thomas and Barrow Streets. The heights of the nearby two storey dwellings are similar to, and in some cases, taller than the proposed semi-detached dwellings due to the flat roofed nature of the proposal. This provides a consistent two storey streetscape.

The proposed building has a distinct single storey element to the front of the building and the two-storey element towards the rear, setback some 19.07m form the front boundary. This significantly reduces the visibility of the upper level to the street and provides a predominantly single storey appearance to the public realm.

Given the subject site is surround by nine (9) two-storey dwellings and buildings, the proposed building height and built form is considered to be consistent with the prevailing character of the locality and complements the nearby built form. As such the heights are considered to satisfy **PO 4.1**.

Setbacks

Established Neighbourhood Zone PO's state:

> ***PO 5.1 -*** *Buildings are set back from primary street boundaries consistent with the existing streetscape.*
>
> ***PO 8.1 -*** *Buildings are set back from side boundaries to provide:*
>
> *a) separation between buildings in a way that complements the established character of the locality*
>
> *b) access to natural light and ventilation for neighbours.*
>
> ***PO 9.1 -*** *Buildings are set back from rear boundaries to provide:*
>
> *a) separation between buildings in a way that complements the established character of the locality*
>
> *b) access to natural light and ventilation for neighbours*
>
> *c) private open space*
>
> *d) space for landscaping and vegetation.*

Design in Urban Areas PO 20.3 states:

> ***PO 20.3 -*** *The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.*

Established Neighbourhood Zone DPF 5.1 provides no direct guidance for the front setback as the two dwellings either side of the subject site do not address the primary street of Allen Grove. The three dwellings at 3 Allen Grove all face the internal common driveway and the dwelling to the north faces Thomas Street. As such, the setback should provide a consistent streetscape and allow for suitable front yard treatment. The proposed front setbacks of the semi-detached dwellings are to be 5.99m. This is consistent with the adjoining building setbacks by some margin. The ancillary building to the north is approximately 6.5m from Allen Grove with a verandah only 1m setback. The dwelling to the south faces an internal driveway and has a setback to Allen Grove of approximately 6.8m. Given this the front setback is acceptable.

As shown in Table 1 earlier in this report, the side and rear setbacks of the semi-detached dwellings all satisfy the desired setbacks in **DPF's 8.1** and **9.1** respectively, with the setbacks of the dwellings ensuring they are consistent with the existing streetscape and adequately reduce the visual mass to the public realm. This satisfies **PO 5.1** of the **Established Neighbourhood Zone** and **PO 20.3** of **Design in Urban Areas.**

Overlooking

One point of concern raised by the representors was that of overlooking. The representors raised concerns with the ability of future occupants being able to overlook into rear private open spaces.

Design in Urban Areas (General Development Polies) PO 10.1 states:

> ***PO 10.1 -*** *Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.*

The corresponding **DPF** states:

> ***DPF 10.1 -*** *Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood type zone:*

a) *are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm*

b) *have sill heights greater than or equal to 1.5m above finished floor level*

c) *incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor level.*

The upper level of the proposed dwellings has windows to all elevations. The windows facing to the north and south of each dwelling have sill heights of 1.8m above the finished floor level of the upper floor. The windows facing to the east (rear) of the site are full height windows from floor level. They are shown on the plans to have obscure glazing to a height of 1.62m and are fixed.

Both the proposed treatments are considered to satisfy the above noted **PO** and **DPF** and will adequately mitigate overlooking into adjoining properties**.**

The upper-level west facing windows on the front façade of the building are floor to ceiling windows. While the likelihood of overlooking to the rear of the adjoining properties is minimal, the applicant has chosen to provide both obscure glazing to a height of 1.5m form the upper-level finished floor level as well as fixed angled feature louvres.

Given the above treatments to the upper-level windows, the development adequately mitigates overlooking to adjoining properties and satisfies **PO 10.1**.

Overshadowing

Interface between Land Uses includes the following **POs:**

PO 3.1 - *Overshadowing of habitable room windows of adjacent residential land uses in:*

a) a neighbourhood-type zone is minimised to maintain access to direct winter sunlight

b) other zones is managed to enable access to direct winter sunlight.

PO 3.2 *- Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:*

a) a neighbourhood type zone is minimised to maintain access to direct winter sunlight

b) other zones is managed to enable access to direct winter sunlight.

The corresponding **DPF**s are as follows:

DPF 3.1 *- North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.*

DPF 3.2 *- Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:*

a. for ground level private open space, the smaller of the following:

i. half the existing ground level open space

or

ii. 35m^2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)

b. for ground level communal open space, at least half of the existing ground level open space.

Five (5) representors raised concerns with overshadowing to the adjacent dwelling directly to the south of the subject site. It was noted that the outdoor living areas and indoor living spaces will be adversely impacted. These representors sought design changes and additional shadow diagrams to be developed.

As part of the initial submission of the application, the applicant provided a series of shadow diagrams for the winter solstice, including additional shadow diagrams for the spring and autumn equinoxes. These diagrams demonstrate the shadows cast by the proposed development, as well as how a "compliant" development would also potentially cast shadows, see **Attachment 3.** A "compliant" building satisfies all the quantitative height and setback requirements outlined by the **DPFs** within the relevant zone. These diagrams were prepared to demonstrate that the level of overshadowing currently proposed is not materially greater than what would be caused by a lesser height "compliant" building. While these comparisons can be useful, the "compliant" building is shown in a different location and is much farther forward in the allotment than the proposed semi-detached building and as such has little benefit to the assessment.

Attachment 6, prepared by Council administration, has been included to more clearly articulate the building footprints of the dwellings at 3 Allen Grove in relation to the proposed development. This has been provided as the images supplied by the applicant are partially obscured by the canopy of the significant tree on the subject site. The diagrams show the shadows cast by the proposed building at hourly increments on 21 June and include the overlayed footprints of the dwellings to the south.

Unit 1 3 Allen Grove

Unit 1 3 Allen Grove, the western most dwelling, has much of the private open space covered by roofed structures with the main section of uncovered area to the west of the dwelling. These verandahs provide cover to approximately 25m² of the private open space and shade a majority of the north facing windows, with only a small window to a bedroom and a portion of a living room sliding door uncovered. The site also contains established vegetation which overshadows the open space and dwelling itself.

It is clear from the applicant's shadow diagrams that the proposed building will cast shadows onto the private open space and north facing windows of the dwelling to the south for periods of the day on 21 June. The western most section of private open space is shown to receive direct sunlight in some part from 12pm. This triangular area is approximately 42m^2 and represents 35% of the total area of private open space of this dwelling.

The north facing windows not covered by verandahs will not receive any direct sunlight based on the shadowing of the proposed dwellings however these windows were likely shaded by the previous two storey dwelling to the north and the existing established vegetation.

The shadow diagrams show that **DPF 3.1** is not met however **DPF 3.2** is met with the 42m^2 area of private open space receiving over 2 hours of direct sunlight after 12pm on 21 June.

Unit 2 3 Allen Grove

Unit 2 3 Allen Grove has the entirety of its private open space to the rear of the two-storey dwelling on the site. The floor plan shows a living area on the ground floor and bedrooms on the upper floor. The dwelling has no verandahs to the north, and the private open space is essentially an L-shape around the north and west of the building. It is noted that the entirety of the private open space falls under the canopy of the significant tree on the subject site.

Notwithstanding the shadows associated with the significant tree, the shadow diagrams provided show that portions of the 90m² of private open space / rear yard will retain access to direct winter sunlight until 1pm on 21st June. At 11:00 am, approximately 36 m² of the private open space receives direct sunlight, reducing to around 31 m² by 12:00 pm. These represent 40% and 34% respectively of the 90m² of private open space of this dwelling. The north-facing ground floor windows will receive direct sunlight to a portion of their surface until shortly before 12:00 pm on 21 June. At 12pm, a shadow is cast at an angle of 31.4 degrees, this shadow will be 4.5 in height when it falls across the dwelling. This impacts the ground floor level of the dwelling only. Due to the elevated siting, the upper floor north facing windows will receive direct winter

sunlight for the entirety of the day. The shadow diagrams show that **DPF 3.1** is not entirely met, however, **DPF 3.2** is met with 35m^2 of private open space receiving over 2 hours of direct winter sunlight prior to 12pm on 21 June.

Unit 3 3 Allen Grove

Unit 3 Allen Grove has its private open space located to the north and east of the dwelling. The dwelling has a dining and kitchen area to the north with a canopy verandah covering the rear portion of the ground floor. The private open space is essentially an L-shape around the north and east of the building. It is noted that the majority of the private open space falls under the canopy of the significant tree on the subject site.

Notwithstanding the shadow impact of the significant tree, the shadow diagrams provided show that the private open space or north facing windows of Unit 3 will not receive shadowing until after 1pm. This ensures that the private open space and all north facing windows have access to direct sunlight for a minimum of 4 hours on 21 June.

The shadow diagrams show that **DPF 3.1** and **DPF 3.2** are met with access to direct sunlight for more than 4 hours on 21 June.

Given the above discussion, the dwellings to the south of the subject site will be afforded sufficient access to direct winter sunlight to their respective private open space. While the shadows cast to the north facing windows for Unit 1 is currently restricted, Unit 2's ground floor windows will experience a marginal shortfall in solar access. As such the proposed dwellings overshadowing impacts are not considered to be unreasonable and have been mitigated sufficiently.

Private Open Space

Design in Urban Areas PO 21.1 states:

> ***PO 21.1 -*** *Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.*

The corresponding **DPF** and associated Table 1 seeks dwellings on allotments greater than 300m^2 provide a minimum of 60m^2 of private open space.

The proposed semi-detached dwellings provide 96.45m^2 and 95.85m^2 respectively of private open space. This private open space is located entirely behind the dwellings to the east and is fully accessible from the primary living areas. The private open space is inclusive of the east facing alfresco area.

The POS provided far exceeds the requirements of the above noted **DPF** and satisfies **PO 21.1**.

Landscaping

Design in Urban Areas PO 22.1 states:

> ***PO 22.1 -*** *Soft landscaping is incorporated into development to:*
>
> *a) minimise heat absorption and reflection*
>
> *b) contribute shade and shelter*
>
> *c) provide for stormwater infiltration and biodiversity*
>
> *d) enhance the appearance of land and streetscapes.*

The corresponding **DPF** seeks that dwellings on allotments exceeding 450m^2 provide a minimum of 25% of the site with soft landscaping. This landscaping must have a minimum dimension of 700mm, with a minimum of 30% of the area forward of the building line being soft landscaping.

The proposal demonstrates that each dwelling provides 113.59m^2 and 112.98m^2 respectively of soft landscaping areas with a minimum dimension of 700mm. These areas represent 25.07% and 24.99% of their respective allotment sizes. The soft landscaping is predominantly located to the rear of each dwelling

with the front of the dwellings each having a 28.5m2 landscape area forward of the dwellings and along the driveways. These front yard landscaping areas represent 52.8% of the front yards.

All the areas of soft landscaping are shown to be landscaped with a variety of trees, shrubs and groundcovers, enhancing the appearance of the land and facilitating stormwater infiltration.

The proposed areas of soft landscaping are considered to satisfy the intent **PO 22.1**.

The **Urban Tree Canopy Overlay PO 1.1** states:

> ***PO 1.1 -*** *Trees are planted or retained to contribute to an urban tree canopy.*

The corresponding **DPF** seeks that new dwellings on allotments of 450 – 800m^2 provide one (1) medium tree of a minimum 6m height, 4m spread in an area of no less than 30m^2. Alternatively, a dwelling can retain and existing tree of the required size.

The proposal demonstrates that each dwelling will include one tree in both the front and rear yards listed as a “Robina”. The tree is stated to have the potential to reach the desired height and spread and is located in the sufficient areas of deep soil. Dwelling 2 is also shown to retain the significant Lemon Scented Gum in the rear yard. These new and retained trees exceed the requirements of the above **DPF** therefore satisfying **PO 1.1.**

Stormwater Management

The **Stormwater Management Overlay PO 1.1** states:

> ***PO 1.1 -*** *Residential development is designed to capture and re-use stormwater to:*
>
> *a) maximise conservation of water resources*
>
> *b) manage peak stormwater runoff flows and volume to ensure the carrying*
>
> *c) capacities of downstream systems are not overloaded manage stormwater runoff quality.*

The corresponding **DPF** seeks those dwellings on sites that exceed 400m^2 with a site perviousness of less than 35% provide stormwater retention of 4000L and detention of 1000L as a minimum. The subject sites are each proposed to each be 453m^2 and 452m^2 with a measured perviousness area of approximately 115m^2 per site. This calculates to 25% perviousness. The site plans prepared by Structural Systems show a 6500L combined detention/retention tank for each dwelling with 4000L retention volume and 2500L detention volume, this far exceeds the minimum requirements and satisfies the above noted **PO**.

Regulated and Significant Trees

In the street verge is a regulated Brachychiton populneus (Kurrajong), Tree 1. The subject site contains a significant Corymbia citriodora (Lemon-Scented Gum), Tree 2, in the rear south-eastern corner, which is to be retained.

The applicant provided an arborist report to assess the impacts of the development and a provide tree protection plan to both trees noted as Tree 1 and Tree 2 respectively. It should be noted that this report was also utilised as part of the demolition and tree removal application with the other trees on the land since removed.

Regulated and Significant Tree Overlay PO 2.1 states:

> ***PO 2.1*** *- Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.*

Tree 1 is located in a small soil area in the street verge and is bounded by the street and kerb, footpath and two crossovers to each side. The proposal includes minimal alterations to the verge and will not change the existing soil area around the tree. The development utilises the southern crossover in its current position

with the northern crossover moving approximately 1m to the south. This area is already paved and will require minimal intervention. Council's City Arborist has considered the impact and supports the development noting that the impacts, if any to the tree, will be negligible with conditions recommended to ensure the tree is unharmed.

Tree 2 is located in the rear of the site and has a 13.78% encroachment by both dwellings. This is regarded as a major encroachment with the applicant's arborist stating that this degree of encroachment is tolerable for the tree. A tree protection plan and tree sensitive construction methods are recommended in the report.

Council's consultant arborist has considered the proposal and provided an assessment report, **Attachment 7**. While a few discrepancies were found in the applicant's arborist report the proposal is generally supported. Minor changes including the moving of a rainwater tank were recommended and made by during the assessment. Tree-sensitive construction methods have been recommended given the moderate encroachment.

Conditions are recommended to be applied to ensure no adverse impact to the tree.

Fencing and Retaining Walls

Design in Urban Areas PO 9.1 states:

> ***PO 9.1 -*** *Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.*

The proposed development includes up to 600mm of retaining walls along the southern boundary and up to 400mm of retaining walls along the northern boundary. The side and rear boundaries are expected to have 1.8m high fencing with the maximum height being 2.4m.

These walls and fences are designed to enable a flat building allotment whilst maintaining privacy for both the subject sites and surrounding residential properties. The levels to be retained are marginally higher than present, with the new walls replacing the existing retaining.

The height and extent of fill and retaining walls will not cause unreasonable visual impact to the surrounding land. Small walls and fencing of the type proposed are readily observable in the locality and the proposed fencing will maintain character. Given this, the proposed fencing and retaining is considered to satisfy **PO 9.1**.

CONCLUSION

Whilst the development does not satisfy some of the Designated Performance Features set out within the relevant Performance Outcomes, these shortfalls are not considered to be detrimental to the established pattern of development within the locality.

The matters raised by the representors have been considered in the course of this assessment. Having considered all the relevant assessment provisions, the proposal is considered satisfy the intent of the Desired Outcomes and Performance Outcomes of the Planning and Design Code for the following reasons:

- The proposed semi-detached dwellings adequately consider the streetscape and built form expressed in the Historic Area Statement.
- The proposed dwellings complement the established development pattern of the locality in terms of building height and scale;
- The use of materials and finished colours is complementary to the streetscape;
- Overshadowing is appropriate and not unreasonable;

- Direct overlooking from upper-level habitable rooms windows is appropriately mitigated; and.
- The fencing and incorporation of soft landscaping contributes to the high amenity seen in the locality.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.
2. Development Application Number 26005664, by 365 Studio C/- Landmark Planning Advisors is GRANTED Planning Consent subject to the following reasons/conditions/reserved matters:

CONDITIONS

Planning Consent

Condition 1
The approved development shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2
The materials used on the external surfaces of the building and the pre-coloured steel finishes or paintwork must be maintained in good condition at all times to the satisfaction of Relevant Authority.

Condition 3
All stormwater from the building and site shall be disposed of so as not to adversely affect any properties adjoining the site or the stability of any building on the site. Stormwater shall not be disposed of over a crossing place.

Condition 4
Rainwater tank(s) must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling(s).

Condition 5
The permanently fixed obscure glazing, as shown on the approved plans and elevation drawings forming part of this consent, must be installed prior to the commencement of use of the buildings. The permanent fixed obscure glazing must be maintained in good condition and must be maintained as effective privacy controls thereafter

Condition 6
Tree Protection Zones shall be provided for the significant Lemon Scented Gum on the subject site that is to be retained. The development must be undertaken in accordance with the recommendations of the arborist report prepared by Tertiary Tree Consulting dated 26 February 2026.

Additionally:
- A project arborist shall be appointed prior to the commencement of any works
- Tree Protection Fencing shall be installed prior to the commencement of the approved works on the site

- All works with the Notional Root Zone must be completed using tree sensitive methods such as hand digging, air-spade or hydrovac.
- All works within the Notional Root Zone of the tree will be supervised by the project arborist
- Signage shall be erected indicating that no building materials shall be stored or disposed of within the Notional Root Zone and vehicles shall not traverse over the area or be stored within the Notional Root Zone.
- Nothing shall be attached to the canopy of the tree by any means.

Condition 7
All construction within the Notional Root Zone (NRZ) of the significant street tree (Kurajong Tree) on Allen Grove must be completed using tree sensitive methods such as hand digging, air-spade or hydrovac. All works with the NRZ must be supervised by the Project Arborist. Should any roots of 40mm in diameter be encountered, Council's arborist must be contacted on (08) 8372 5111.

Condition 8
Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.

Condition 9
The establishment of all landscaping shall occur no later than the next available planting season after substantial completion of the development. Such landscaping shall be maintained in good health and condition to the reasonable satisfaction of Council at all times. Any dead or diseased plants or trees shall be replaced with a suitable species.

Condition 10
A watering system shall be installed at the time landscaping is established and thereafter maintained and operated so that all plants receive sufficient water to ensure their survival and growth.

Condition 11
No groundwater is to be discharged into Council’s stormwater system.

ADVISORY NOTES

Planning Consent

Advisory Note 1
No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

Advisory Note 2
Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

Advisory Note 3
This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.

Advisory Note 4
Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).

Advisory Note 5
The applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence or the erection of a new boundary fence, a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 1300 366 424 or refer to their web site at www.lsc.sa.gov.au.

Advisory Note 6
It is recommended that as the applicant is undertaking work on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.

Advisory Note 7
That any damage to the road reserve, including road, footpaths, public infrastructure, kerb and guttering, street trees and the like shall be repaired by Council at full cost to the applicant.

Advisory Note 8
Numerous parts of the Council area have low lying water tables. Where there is sub-surface development occurring, groundwater can be encountered. Issues related to the disposal of this groundwater, either temporarily or permanently, can cause damage to surrounding Council infrastructure and cause problems for adjoining landowners. Where groundwater is encountered during the construction of the development, it will be necessary for measures to be taken to ensure the appropriate containment and disposal of any groundwater.

Advisory Note 9
The development (including during construction) must not at any time emit noise that exceeds the relevant levels derived from the *Environment Protection (Commercial and Industrial Noise) Policy 2023*.

Advisory Note 10
You are advised that it is an offence to undertake *tree damaging activity* in relation to a regulated or significant tree without the prior consent of Council. *Tree damaging activity* means:
- The killing or destruction of a tree; or
- The removal of a tree; or
- The severing of branches, limbs, stems or trunk of a tree; or
- The ringbarking, topping or lopping of a tree; or
- Any other substantial damage to a tree, (including severing or damaging any roots),

and includes any other act or activity that causes any of the foregoing to occur but does not include maintenance pruning that is not likely to affect adversely the general health and appearance of a tree.

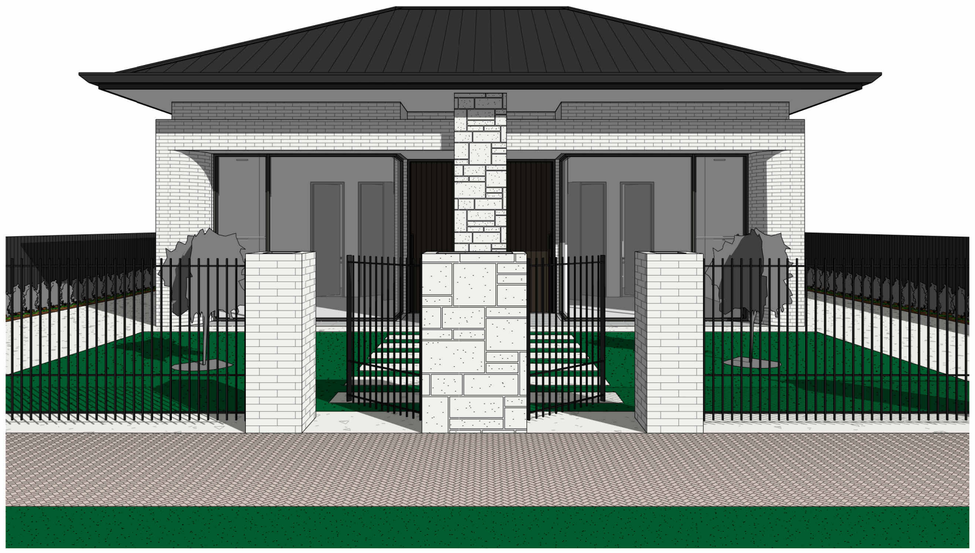
Advisory Note 11
Any works undertaken on Council owned land (including but not limited to works relating to reserves, crossing places, landscaping, footpaths, street trees and stormwater connections and underground electrical connections), shall require a separate authorisation from Council. Further information and/or specific details can be obtained by contacting Council's Asset Management department on 8372 5111.

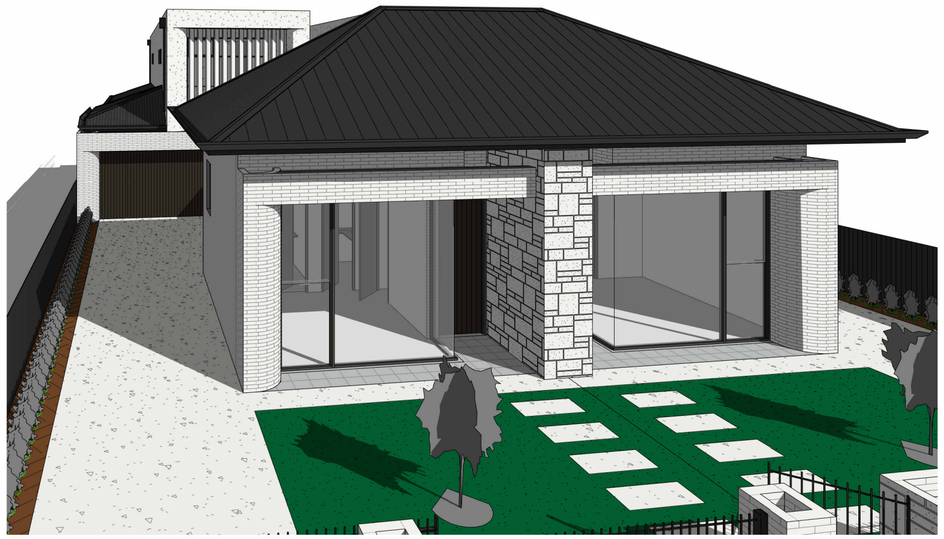
Advisory Note 12
Driveways Crossovers are Not to be constructed from concrete over the footpath area between the kerb to boundary. Driveways and boundary levels at fence line must be between 2% and 2.5% above kerb Height. Crossover not to exceed 2.5% or 1:40 cross fall gradient from boundary to kerb invert. If a driveway

crossover or portion of a driveway crossover is no longer required due to the relocation of a new crossover or alteration to an existing crossover. The redundant driveway crossover or part of, is required to be closed and returned back to kerb and gutter, also raising the footpath level to match the existing paved footpath levels at either side of the crossover being closed.

ATTACHMENT 1

NOT FOR CONSTRUCTION
FOR DISCUSSION PURPOSE ONLY





THREE SIX FIVE STUDIO

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CLIENT: [redacted]

ADDRESS: 1 ALLEN GROVE, UNLEY

ISSUE: N

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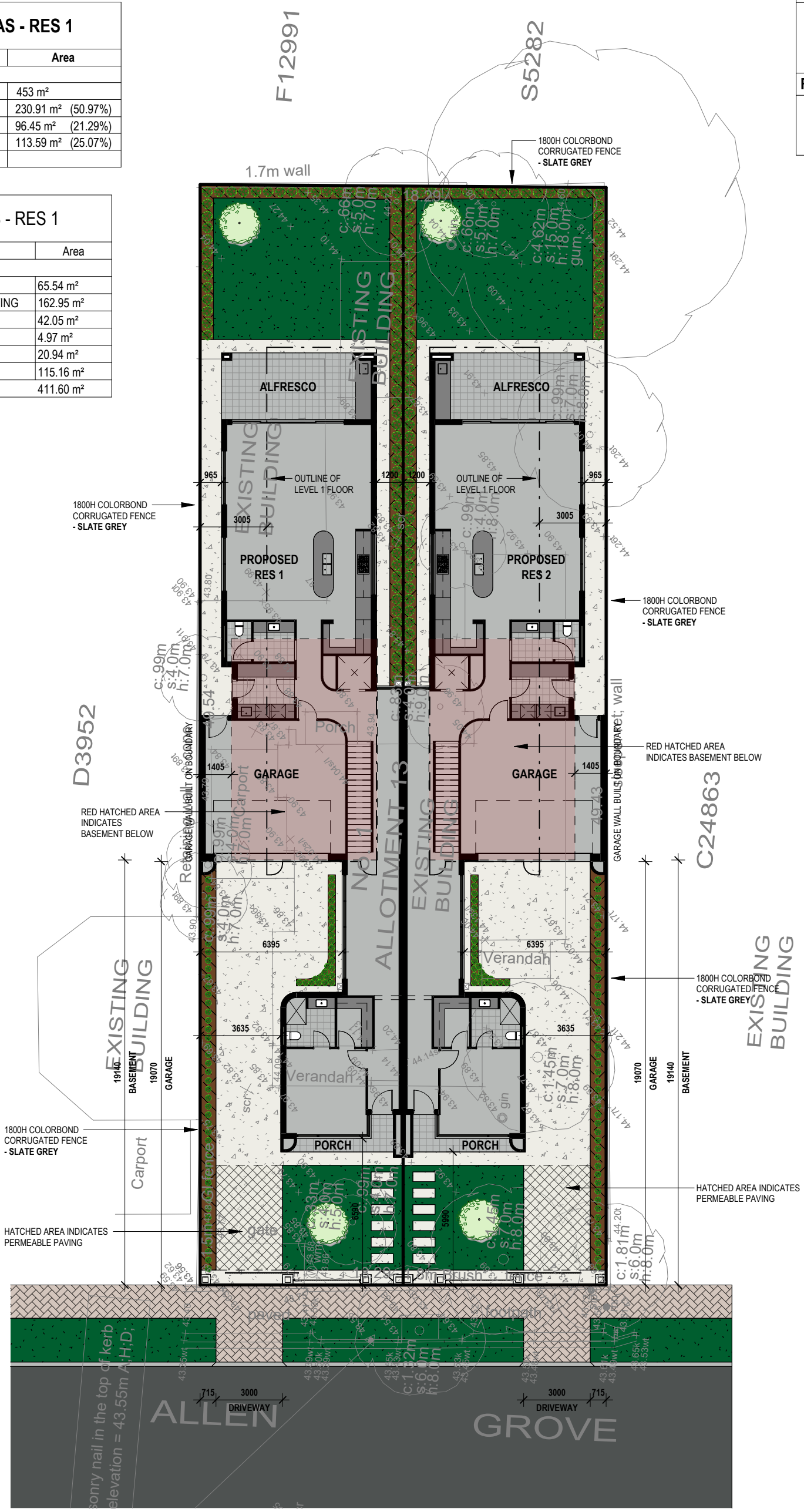
SITE AREAS - RES 1

Name	Area
SITE AREA	453 m²
SITE COVERAGE	230.91 m² (50.97%)
PRIVATE OPEN SPACE	96.45 m² (21.29%)
SOFT LANDSCAPING	113.59 m² (25.07%)

AREAS - RES 1

Name	Area
BASEMENT	65.54 m²
GROUND FLOOR LIVING	162.95 m²
GARAGE	42.05 m²
PORCH	4.97 m²
ALFRESCO	20.94 m²
LEVEL 1 LIVING	115.16 m²
	411.60 m²



LANDSCAPE LEGEND

TREES

	BOTANICAL NAME	COMMON NAME
ROBINA	ROBINA	MOP TOP (MATURE HEIGHT - 6 m) (MATURE SPREAD - 4 m)

FILLER PLANTS

	MURRAYA PANICULATA	MURRAYA
	RAPHIOLEPSIS	ORIENTAL PEARL

BOUNDARY/SURVEY/SETOUT:

REFER TO WD-00 FOR ALL GENERAL/ BUILDING NOTES

ARCHITECTURALS BY 365 STUDIO IS INDICATIVE FOR BUILDING SETOUT PURPOSE ONLY. PRIOR TO ANY CONSTRUCTION REFER TO SURVEYOR DRAWINGS AND ENGINEERING CIVIL PLAN FOR SITE LEVELS, CONTOURS, BENCH MARKS, SERVICE LOCATIONS. BUILDER TO ORGANISE A CERTIFIED SURVEY PRIOR TO ANY CONSTRUCTION IS COMMENCED. BUILDER TO CHECK AND CONFIRM ALL SITE AND SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. PLANS TO BE READ IN CONJUNCTION WITH THE ENGINEERS AND SURVEYORS DRAWINGS/ DETAILS. BUILDER TO CONFIRM ENGINEER DRAWINGS ARE UPDATED

BRUSH FENCE NOTE:

THERE WILL NOT BE ANY BRUSH FENCES WITHIN 3M OF THE PROPOSED BUILDING WORKS. ANY BRUSH FENCES THAT ARE WITHIN 3M OF THE PROPOSED WORKS/DWELLING ARE TO BE REMOVED BY THE OWNER & REPLACED WITH A NON-COMBUSTIBLE MATERIAL THAT MUST COMPLY WITH BCA REQUIREMENTS

STORM-WATER / RAINWATER TANK NOTE:

REFER TO ENGINEERS CIVIL PLAN FOR ALL LEVELS, RETAINING WALLS, STORMWATER DRAINAGE PLAN AND RAINWATER TANK SPECIFICATIONS

SITE AREAS - RES 2

Name	Area
SITE AREA	452 m²
SITE COVERAGE	230.91 m² (51.08%)
PRIVATE OPEN SPACE	95.85 m² (21.20%)
SOFT LANDSCAPING	112.98 m² (24.99%)

AREAS - RES 2

Name	Area
BASEMENT	65.54 m²
GROUND FLOOR LIVING	162.95 m²
GARAGE	42.05 m²
PORCH	4.97 m²
ALFRESCO	20.94 m²
LEVEL 1 LIVING	115.16 m²
	411.60 m²

PROPOSED SITE PLAN - RES 1 & 2

SCALE: 1 : 200

0 10 20 m

PLANNING DRAWINGS

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CLIENT:

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PROJECT:

PROPOSED DEVELOPMENT

ADDRESS:

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ALL DIMENSIONS ARE APPROXIMATE AND MUST BE CHECKED BEFORE ANY CONSTRUCTION COMMENCES. ANY DISCREPANCIES OR ISSUE ARE TO BE NOTIFIED TO 365 STUDIO PTY LTD PRIOR TO TENDERING OR CONSTRUCTION DO NOT SCALE FROM THIS DRAWING

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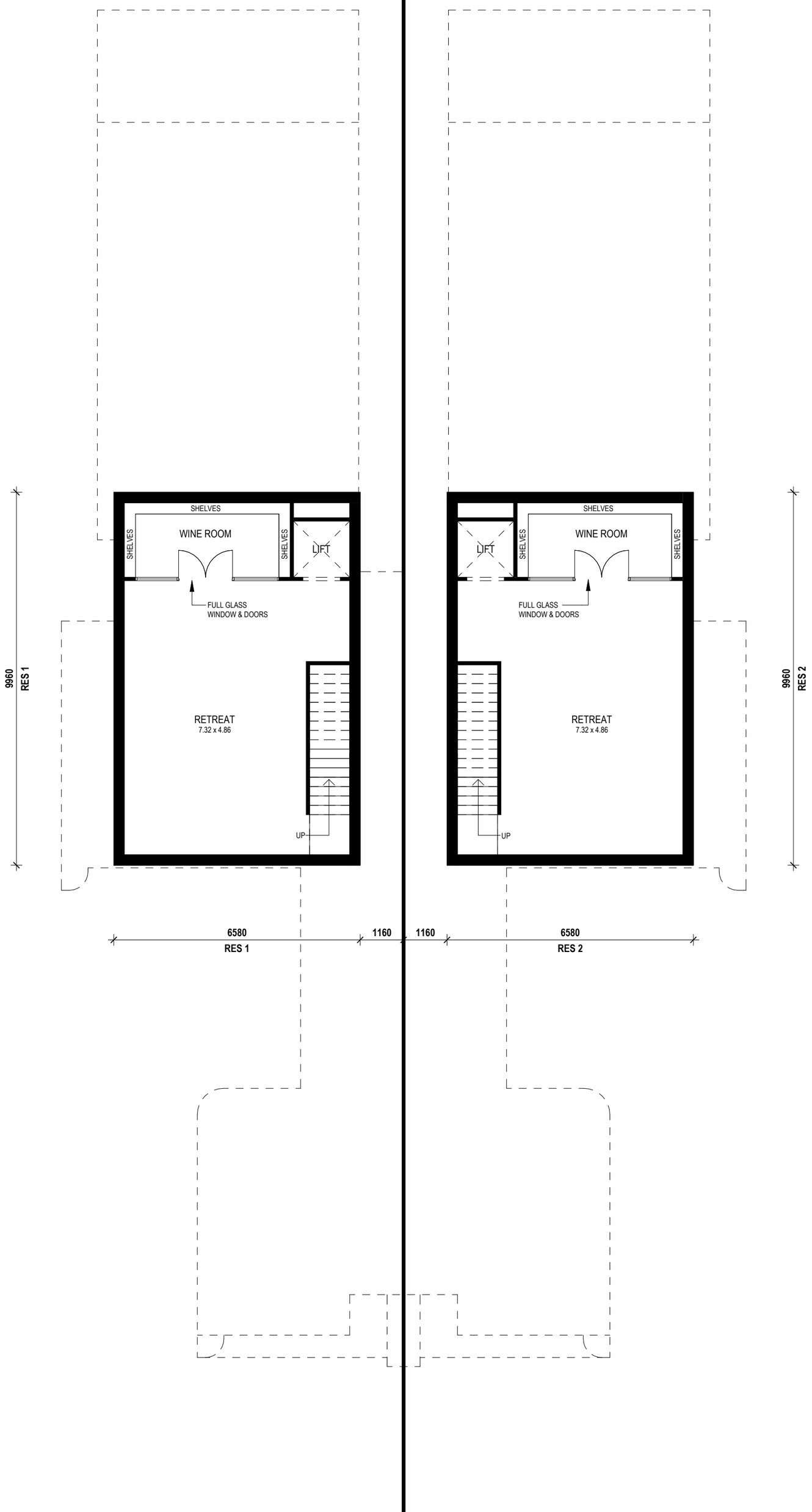

AREAS - RES 1

Name	Area
BASEMENT	65.54 m²
GROUND FLOOR LIVING	162.95 m²
GARAGE	42.05 m²
PORCH	4.97 m²
ALFRESCO	20.94 m²
LEVEL 1 LIVING	115.16 m²
	411.60 m²

AREAS - RES 2

Name	Area
BASEMENT	65.54 m²
GROUND FLOOR LIVING	162.95 m²
GARAGE	42.05 m²
PORCH	4.97 m²
ALFRESCO	20.94 m²
LEVEL 1 LIVING	115.16 m²
	411.60 m²

PROPOSED BASEMENT LEVEL - RES 1 & 2 SCALE: 1 : 100

0 5 10 m

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PLANNING DRAWINGS

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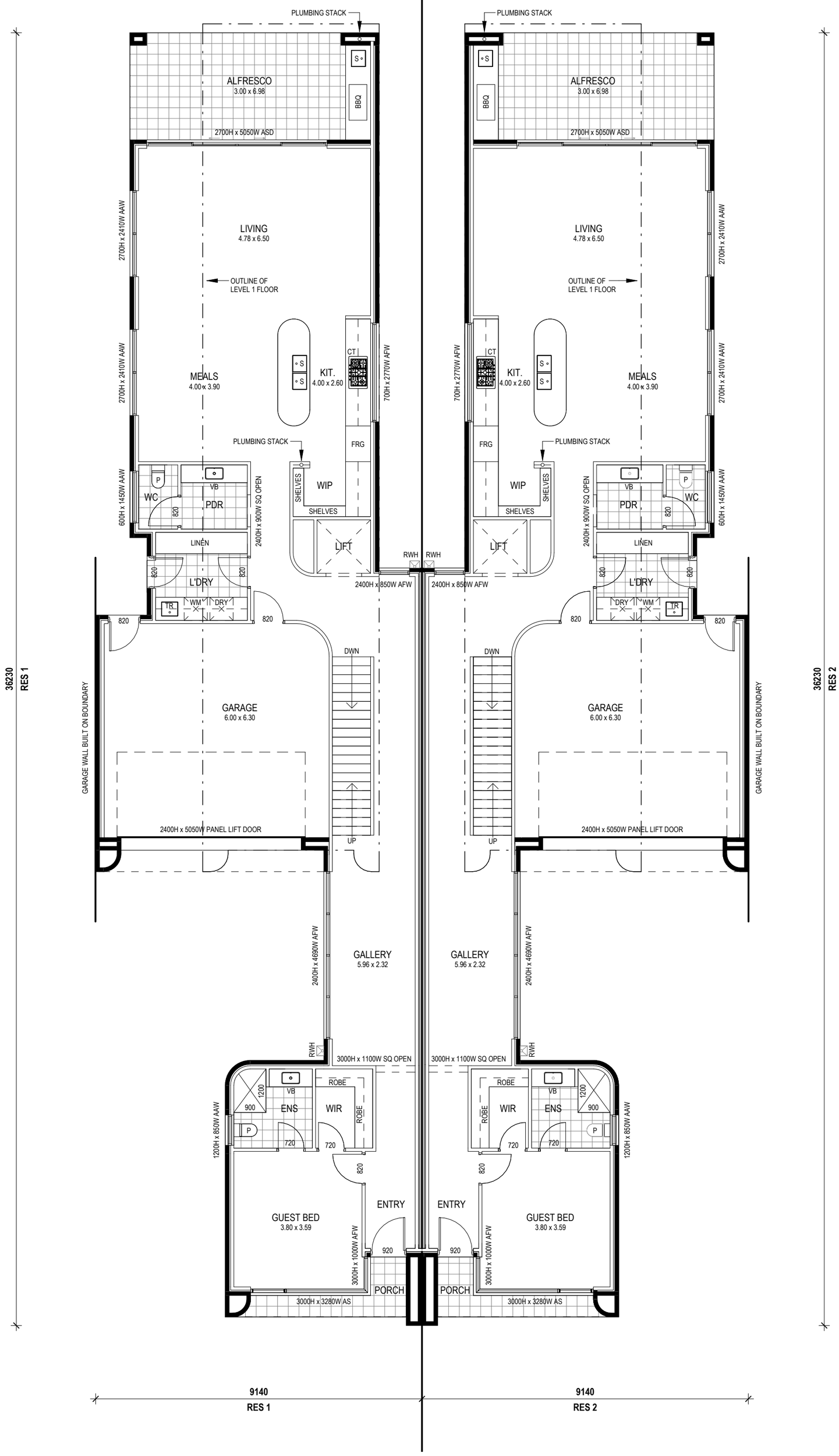

AREAS - RES 1

Name	Area
BASEMENT	65.54 m²
GROUND FLOOR LIVING	162.95 m²
GARAGE	42.05 m²
PORCH	4.97 m²
ALFRESCO	20.94 m²
LEVEL 1 LIVING	115.16 m²
	411.60 m²

AREAS - RES 2

Name	Area
BASEMENT	65.54 m²
GROUND FLOOR LIVING	162.95 m²
GARAGE	42.05 m²
PORCH	4.97 m²
ALFRESCO	20.94 m²
LEVEL 1 LIVING	115.16 m²
	411.60 m²

PROPOSED GROUND FLOOR - RES 1 & 2 SCALE: 1 : 100

0 5 10 m

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PROJECT:

PROPOSED DEVELOPMENT

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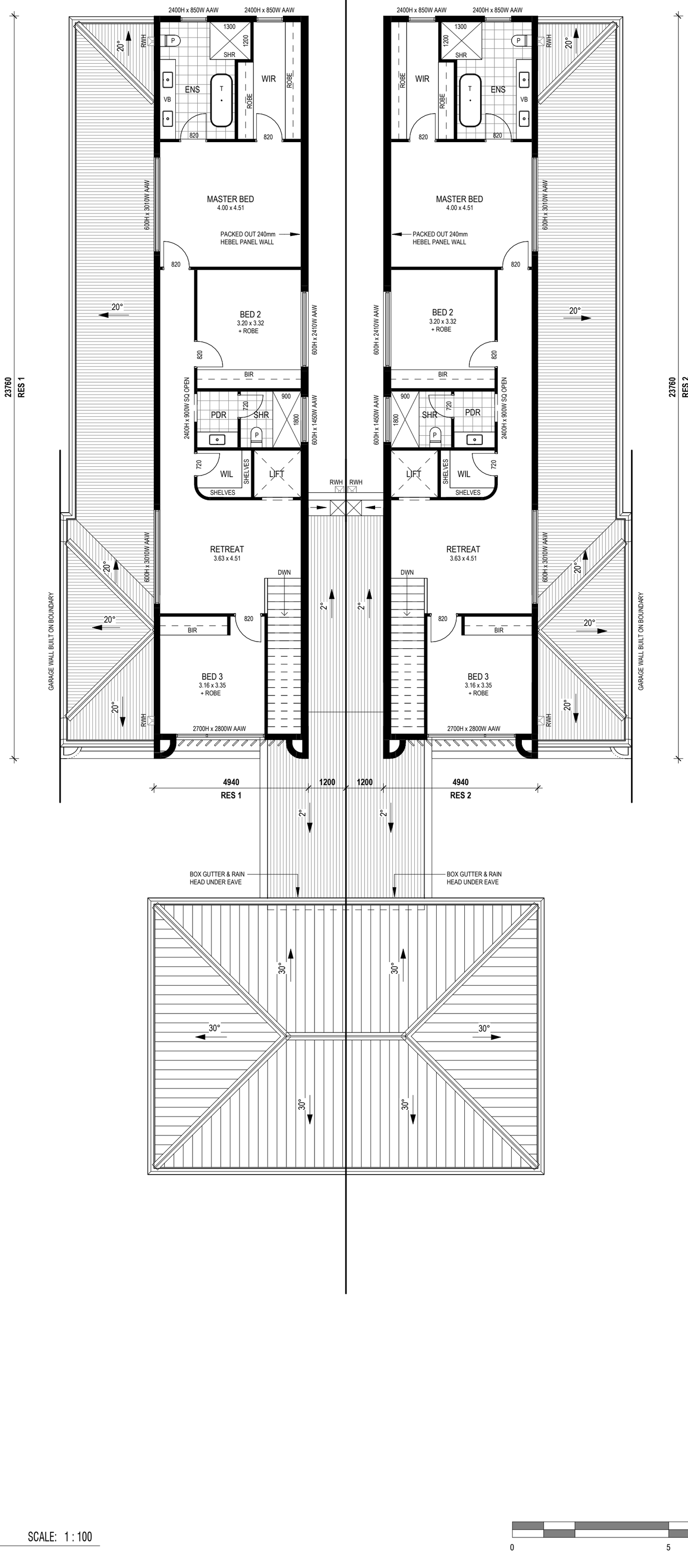

AREAS - RES 1

Name	Area
BASEMENT	65.54 m²
GROUND FLOOR LIVING	162.95 m²
GARAGE	42.05 m²
PORCH	4.97 m²
ALFRESCO	20.94 m²
LEVEL 1 LIVING	115.16 m²
	411.60 m²

AREAS - RES 2

Name	Area
BASEMENT	65.54 m²
GROUND FLOOR LIVING	162.95 m²
GARAGE	42.05 m²
PORCH	4.97 m²
ALFRESCO	20.94 m²
LEVEL 1 LIVING	115.16 m²
	411.60 m²

PROPOSED LEVEL 1 FLOOR - RES 1 & 2 SCALE: 1 : 100

0 5 10 m

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CLIENT: [redacted]

PROJECT:
PROPOSED DEVELOPMENT

ADDRESS:
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PLANNING DRAWINGS

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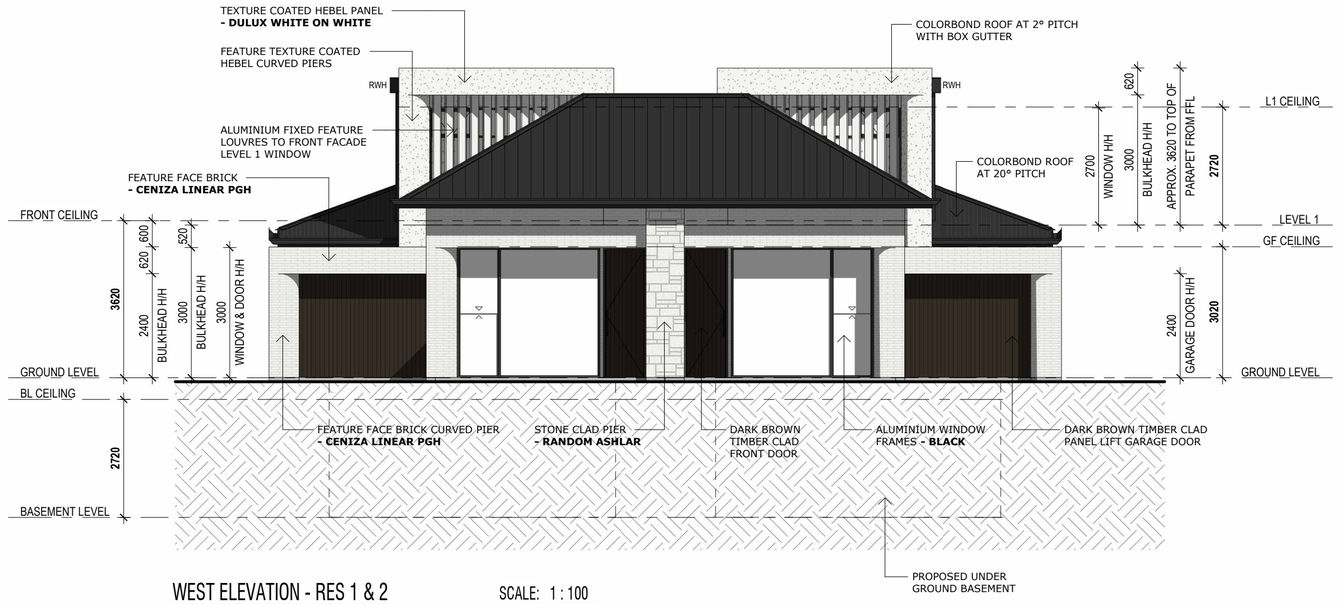
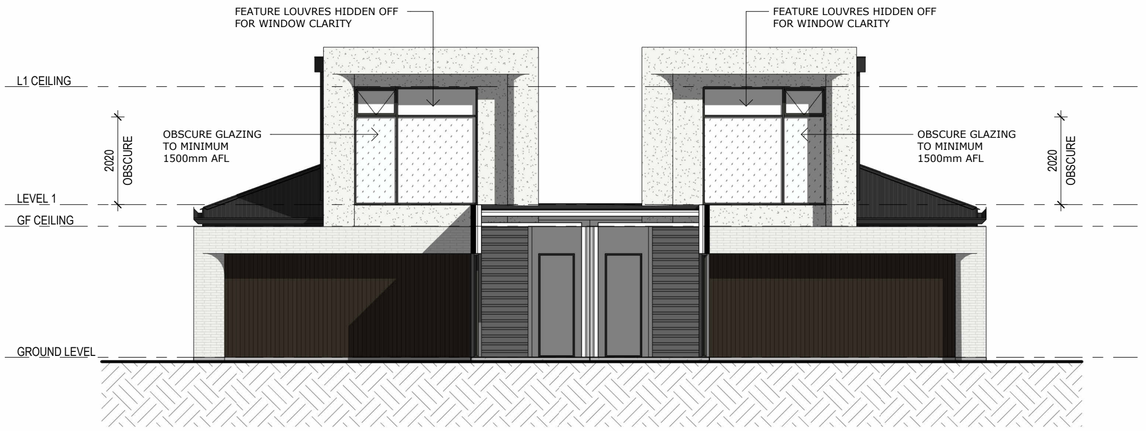
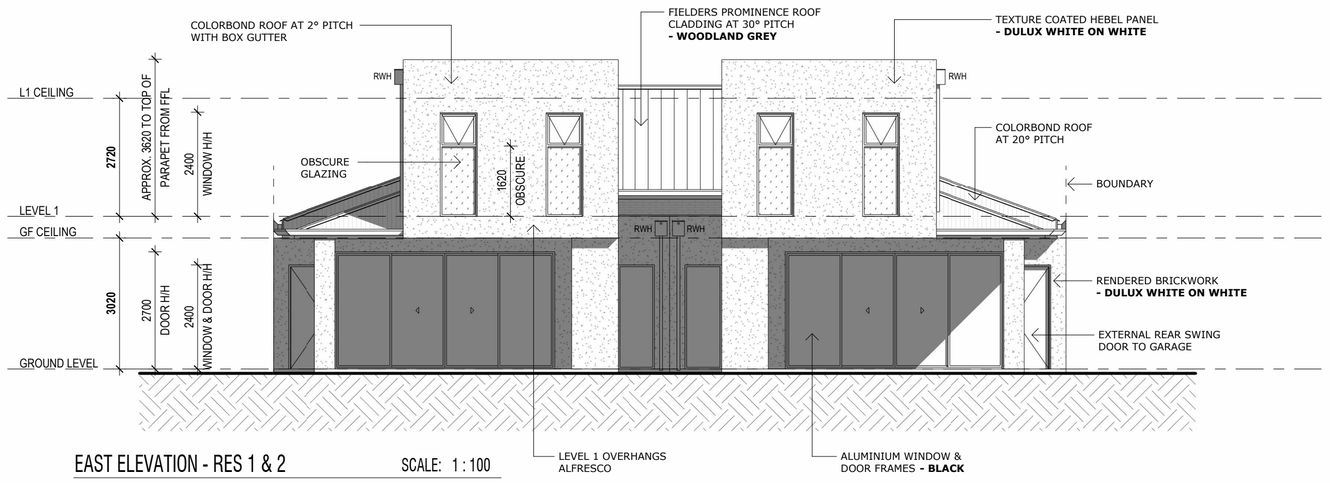


WEST ELEVATION - RES 1 & 2 SCALE: 1 : 100



SECTION ELEVATION 5 SCALE: 1 : 100



EAST ELEVATION - RES 1 & 2 SCALE: 1 : 100

PLANNING DRAWINGS

THREE SIX FIVE STUDIO
12/53 THE PARADE NORWOOD SA
+618 8363 4184
ADMIN@365STUDIO.COM.AU
WWW.365STUDIO.COM.AU

CLIENT:

[redacted]

PROJECT:

PROPOSED DEVELOPMENT

ADDRESS:

1 ALLEN GROVE, UNLEY

ALL DIMENSIONS ARE APPROXIMATE AND MUST BE CHECKED BEFORE ANY CONSTRUCTION COMMENCES. ANY DISCREPANCIES OR ISSUE ARE TO BE NOTIFIED TO 365 STUDIO PTY LTD PRIOR TO TENDERING OR CONSTRUCTION DO NOT SCALE FROM THIS DRAWING

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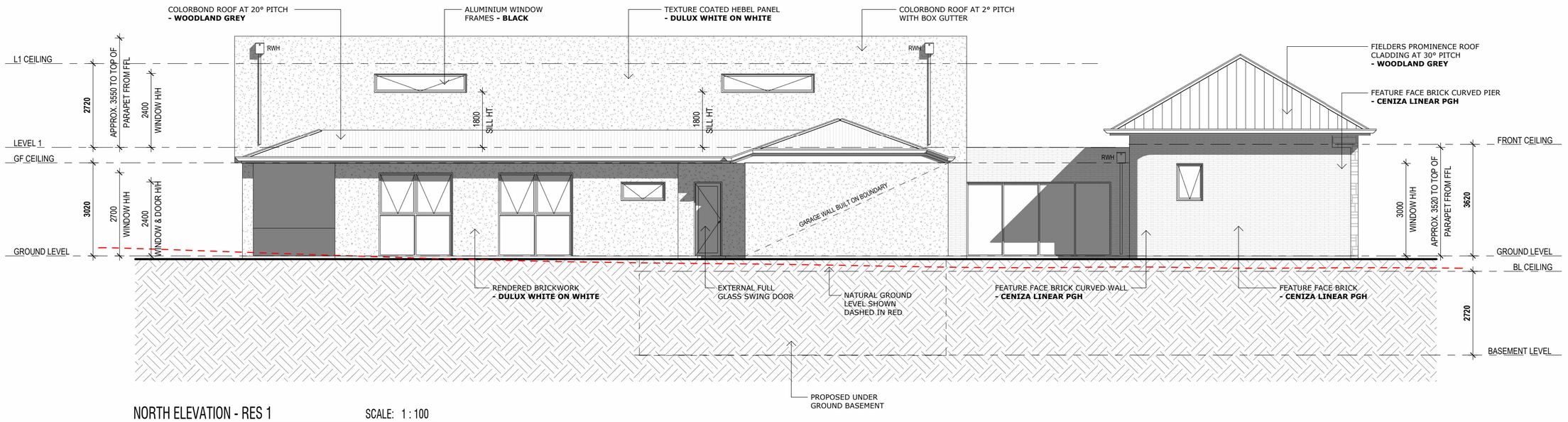
ISSUE:	**JOB NO:**	
N	*24-11-45*	

NOT FOR CONSTRUCTION
FOR DISCUSSION PURPOSE ONLY



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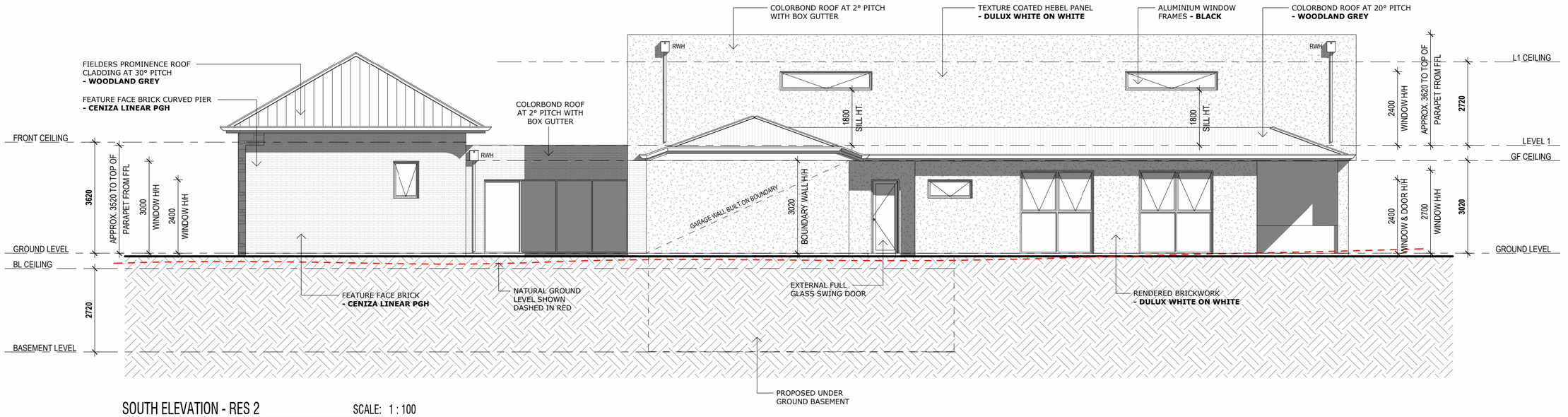

SOUTH ELEVATION - RES 2 SCALE: 1 : 100

PLANNING DRAWINGS

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[redacted]

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PROPOSED DEVELOPMENT

ADDRESS:
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ISSUE:	**JOB NO:**	
N	*24-11-45*	

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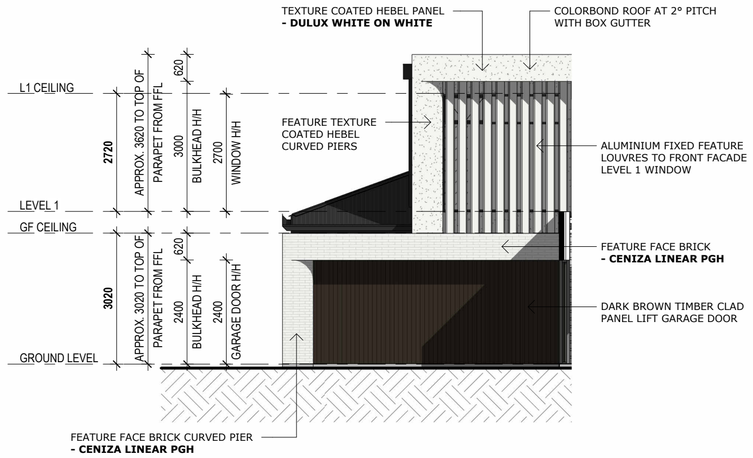

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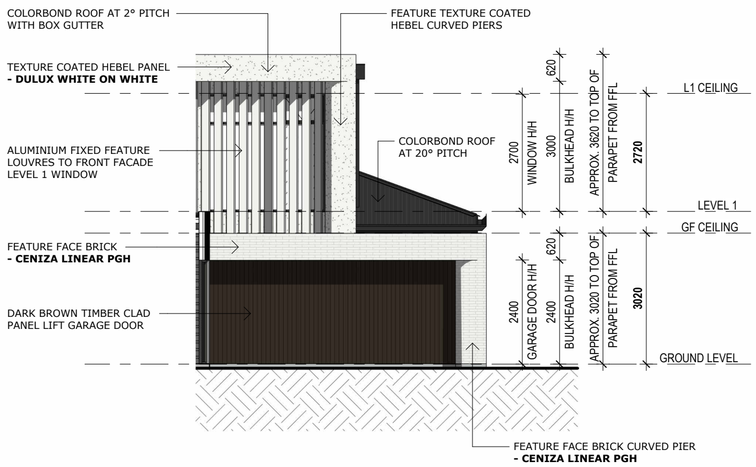

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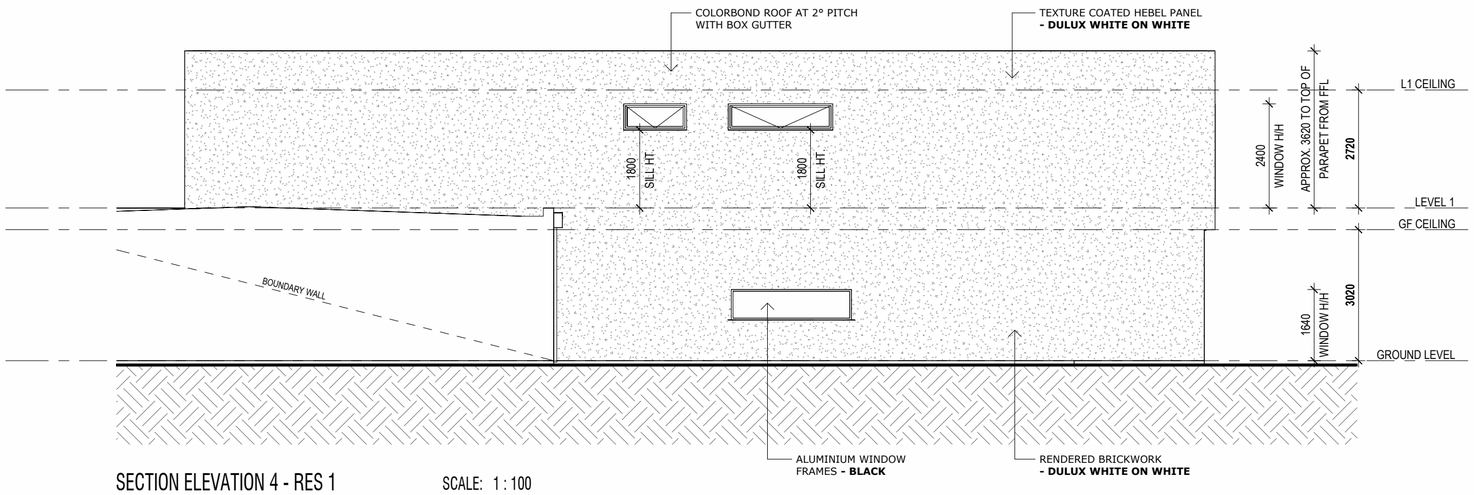

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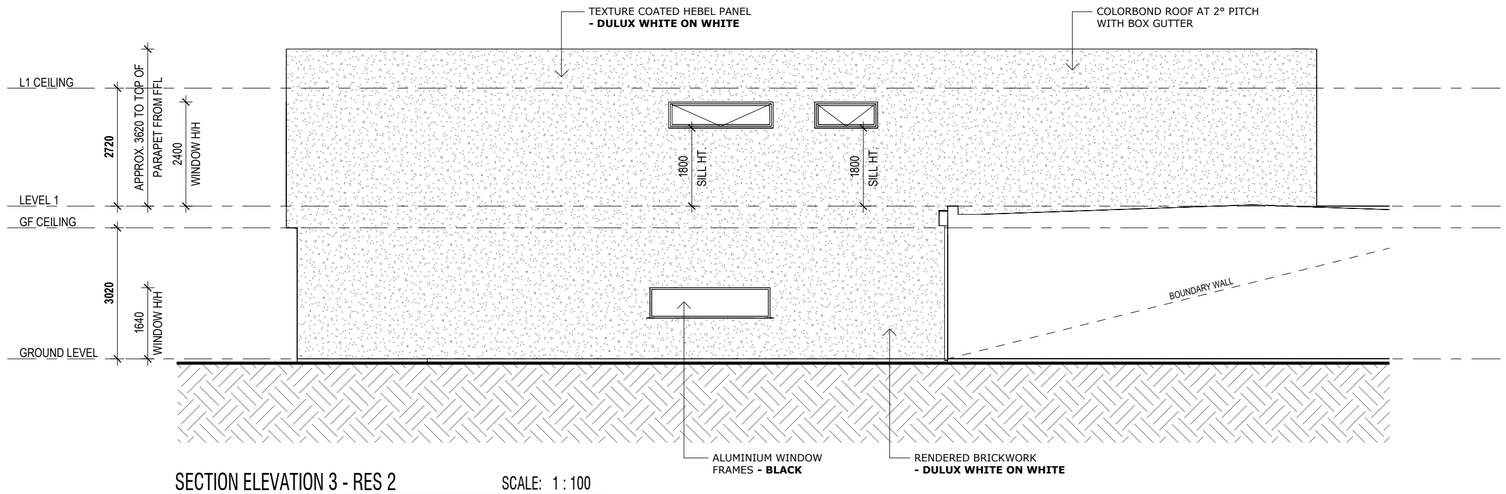

SECTION ELEVATION 3 - RES 2 SCALE: 1 : 100

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CLIENT:

[redacted]

PROJECT:
PROPOSED DEVELOPMENT

ADDRESS:
1 ALLEN GROVE, UNLEY

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DO NOT SCALE FROM THIS DRAWING

PAGE SIZE:	DRAWN BY:	DRAWING NO:
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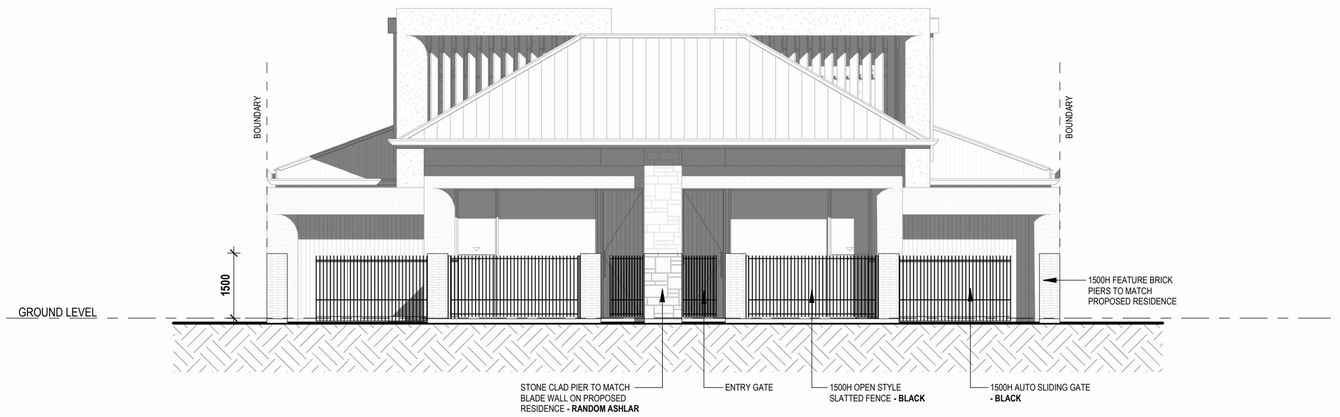
ISSUE:	JOB NO:
N	24-11-45

PLANNING DRAWINGS

NOT FOR CONSTRUCTION
FOR DISCUSSION PURPOSE ONLY

STREETSCAPE SCALE: 1 : 100



FENCE ELEVATION SCALE: 1 : 100

PLANNING DRAWINGS

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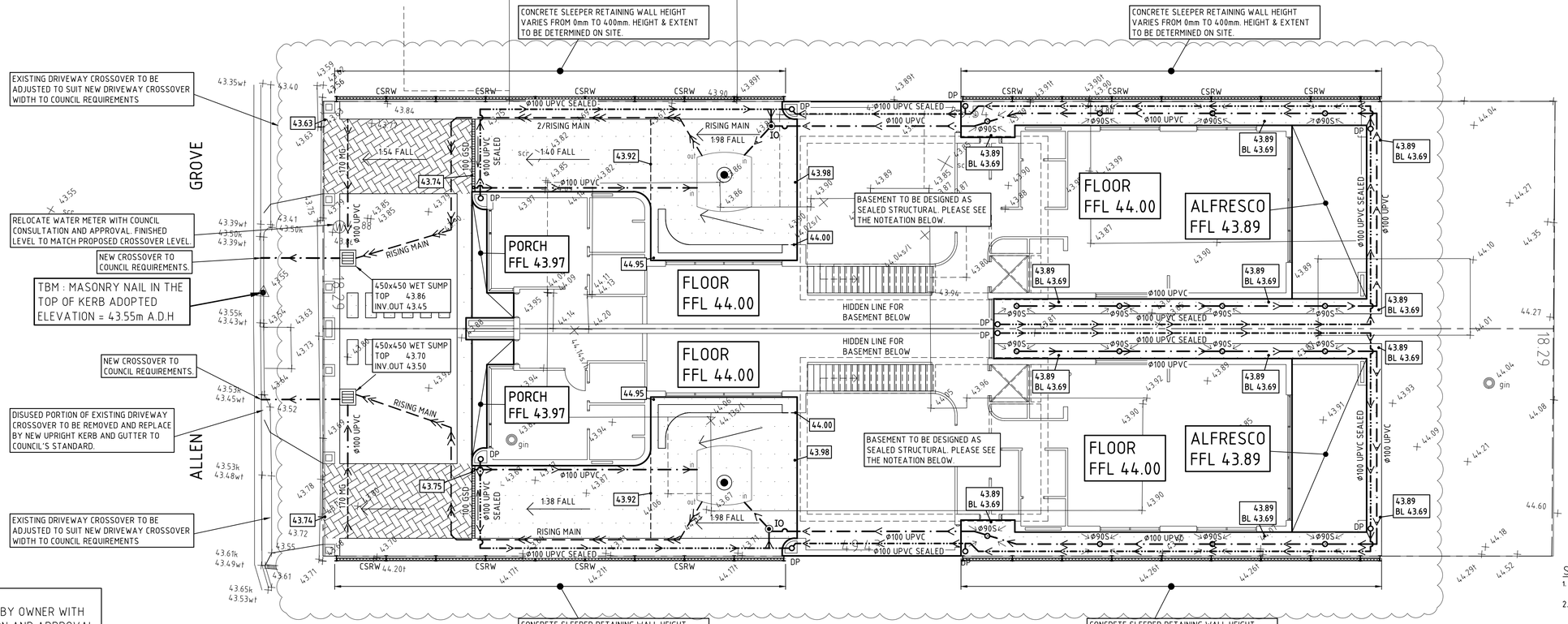
ATTACHMENT 2



GROUND FLOOR SITE PLAN

SCALE 1:100

NOTE:
TREE TO BE REMOVED BY OWNER WITH COUNCIL CONSULTATION AND APPROVAL.

INDICATES 6500L UNDERGROUND RAINWATER TANK TO CAPTURE ROOF, IMPERVIOUS PAVING STORMWATER. 6500L COMBINED RETENTION/DETENTION TANK COMPRISING 4000L USABLE STORAGE CELL PLUMBED TO TOILET AND LAUNDRY COLD WATER OUTLETS OR HOT WATER SERVICE, AND 2500L DETENTION ZONE PUMPED TO STREET WATER TABLE AT 3.2 L/S VIA HEAVY DUTY CLASS B CAST IRON LID. TANK FITTED WITH TELESCOPIC SHAFT AND HEAVY DUTY CLASS B LID (MIN.) SUITABLE FOR PASSENGER VEHICLE LOADING (3.5T GVM).

NOTES:

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ASSOCIATED DRAWINGS/SPECIFICATIONS AND ANY DISCREPANCIES TO BE DIRECTED TO THE DESIGNER FOR CLARIFICATION.
2. ALL WORK EXTERNAL TO SITE BOUNDARY TO BE CARRIED OUT TO COUNCIL REQUIREMENTS.
3. USE FLEXIBLE CONNECTION FOR STORMWATER PIPES.
4. THIS IS NOT A CADASTRAL PLAN AND SHOULD NOT BE USED IN DETERMINING PRECISE DIMENSIONS WITH RESPECT TO BOUNDARIES.
5. ALL U.P.V.C. PIPES LESS THAN 200mm BELOW THE SURFACE ON THE DRIVEWAY TO BE ENCASED IN 100mm CONCRETE.
6. PIPES LESS THAN 300mm IN DEPTH (FROM TOP OF PIPE) MUST HAVE CONCRETE COVER.
7. BUILDERS/ CONTRACTORS TO CHECK FOR ANY UNDERGROUND SERVICES PRIOR TO CONSTRUCTION.
8. STORMWATER TANK TO BE PLUMBED TO LAUNDRY \ WC - REFER TO ARCHITECTURAL DRAWINGS, OWNER, BUILDER, DEVELOPER FOR DETAILS.
9. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO ENSURE THAT FINISHED LEVELS AS PROPOSED BY ENGINEER BE ADEQUATE AS TO GET DESIRED FALL TO SEWERAGE INVERT. OWNER/BUILDER/PLUMBING CONSULTANT/PLUMBER MUST CHECK EXISTING SEWERAGE CONNECTION POINT INVERT TO ENSURE THAT PROPOSED FINISHED LEVELS ARE ADEQUATE PRIOR TO COMMENCEMENT OF ANY WORK.

LEGEND:

- Ø100 UPVC — STORMWATER ALIGNMENT Ø100 UPVC PIPE, MIN. SLOPE 1:100 TYPICAL UNO.
- Ø100 UPVC — STORMWATER ALIGNMENT Ø100 UPVC PIPE WITH CONCRETE COVER. , MIN. SLOPE 1:100 TYPICAL UNO.
- Ø100 UPVC SEALED — UNDER GROUND SEALED SYSTEM Ø100 UPVC PIPE
- RISING MAIN — RISING MAIN - PE PIPE. SIZE & GRADE TO SUIT PUMP RATE BY OTHERS
- 170 MG — 170mm MEGAFLO AGRICULTURAL DRAIN SLOTTED PIPE. MIN. SLOPE 1:200 TYPICAL UNO.
- DP — DOWNPIPE
- Ø90S — Ø90 GRATED SUMP (TYP).
- 99.00 — EXISTING LEVEL
- 100.35 — DESIGN GROUND LEVEL / PAVING LEVEL
- 100.35 — DESIGN CONTOUR/HIGH POINT/GRADE CHANGE
- BL XX.XX — BENCH LEVEL
- IO — INSPECTION OPENING/ FLUSH POINT
- 100 GSD — 100mm WIDE GRATED STRIP DRAIN. HEAVY DUTY REQUIRED FOR TRAFFICABLE.
- CSRW — CONCRETE SLEEPER RETAINING WALL
- 450 x 450 GREAT SUMP
- PERMEABLE PAVEMENT
- PAVEMENT

NOTE TO STRUCTURAL ENGINEER:
THE PROPOSED BASEMENT IS LOCATED WITHIN A SITE SUBJECT TO UNLEY COUNCIL'S GROUNDWATER DISCHARGE POLICY. COUNCIL DOES NOT PERMIT THE DISCHARGE OF GROUNDWATER TO THE STREET NETWORK OR COUNCIL'S UNDERGROUND STORMWATER SYSTEM.
THE BASEMENT SHALL BE DESIGNED AS A FULLY SEALED, THE DESIGN MUST COMPLY WITH THE FOLLOWING REQUIREMENTS:

1. A CONTINUOUS WATERPROOFING MEMBRANE SHALL BE APPLIED TO ALL BELOW-GROUND ELEMENTS, INCLUDING WALLS, BASE SLAB, AND ALL CONSTRUCTION JOINTS.

2. NO SUMP PITS, PUMPS, OR SUB-SOIL DRAINAGE SYSTEMS DISCHARGING GROUNDWATER OFF-SITE SHALL BE INCORPORATED INTO THE DESIGN.

3. HYDROSTATIC UPLIFT (FLOTATION) SHALL BE CHECKED AS PART OF THE STRUCTURAL DESIGN. THE BASEMENT STRUCTURE AND THE BUILDING AS A WHOLE SHALL BE VERIFIED TO HAVE SUFFICIENT SELF-WEIGHT AND/OR ANCHORAGE TO RESIST THE FULL HYDROSTATIC UPLIFT FORCE GENERATED BY THE DESIGN GROUNDWATER LEVEL. THE STRUCTURAL ENGINEER SHALL DETERMINE THE REQUIRED FACTOR OF SAFETY AGAINST FLOTATION IN ACCORDANCE WITH AS 4678 – EARTH-RETAINING STRUCTURES AND THE PROJECT GEOTECHNICAL REPORT RECOMMENDATIONS.

4. THE DESIGN GROUNDWATER LEVEL ADOPTED FOR UPLIFT CALCULATIONS SHALL BE CONFIRMED BY A GEOTECHNICAL ENGINEER AND SHALL REFLECT THE MAXIMUM ANTICIPATED GROUNDWATER LEVEL, INCLUDING SEASONAL VARIATION AND WORST-CASE CONDITIONS.

5. WHERE THE SELF-WEIGHT OF THE STRUCTURE ALONE IS INSUFFICIENT TO RESIST UPLIFT, ADDITIONAL MEASURES SHALL BE DESIGNED, SUCH AS TENSION PILES, GROUND ANCHORS, OR INCREASED SLAB THICKNESS TO ACHIEVE THE REQUIRED FACTOR OF SAFETY.

6. THE STRUCTURAL ENGINEER SHALL ACKNOWLEDGE IN THEIR DOCUMENTATION THAT GROUNDWATER CONDITIONS AND HYDROSTATIC UPLIFT HAVE BEEN CONSIDERED AND THAT THE DESIGN PREVENTS GROUNDWATER FROM ENTERING OR BEING DISCHARGED FROM THE BASEMENT.

FAILURE TO COMPLY WITH THE ABOVE MAY RESULT IN COUNCIL WITHHOLDING DEVELOPMENT APPROVAL.

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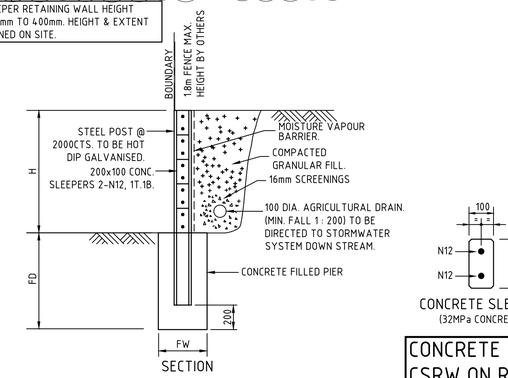
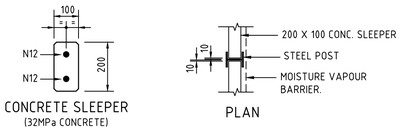


SECTION

TYPICAL CONCRETE SLEEPER RETAINING WALL ON BOUNDARY

NOT TO SCALE



CONCRETE SLEEPER RETAINING WALL - CSRW ON RESERVE SIDE			
WALL HEIGHT H (mm)	STEEL POST	PIER DEPTH FD (mm)	CONCRETE PIER FW (mm)
200	125 TFB	1400	Ø600
500	125 TFB	1600	Ø600

SLEEPER RETAINING WALL NOTES :

1. SOIL AROUND THE PIER TO BE UNDISTURBED FIRM NATURAL GROUND (OR COMPACTED FILL TO 95% M.D.D).
2. DURING CONSTRUCTION IF SOFT SOIL OR WATER TABLE ENCOUNTER, ENGINEER MUST BE CONTACTED FOR DESIGN REVIEW.
2. IF PIER CAN NOT BE EXCAVATED TO THE REQUIRE DEPTH DUE TO ROCK ENCOUNTER, ENGINEER MUST BE CONTACTED AS SOON AS POSSIBLE FOR ALTERNATIVE RETAINING OPTION AND RECOMMENDATION.
3. FOR RETAINING WALLS ADJACENT TO A SEWER/STORMWATER TRENCH OR OTHER SERVICE TRENCHES OR EXCAVATIONS IN WHICH THE BACKFILL HAS NOT BEEN COMPACTED TO A MIN OF 95% MOD. THE PIER DEPTH IS TO BE INCREASED BY 800mm (MIN.) BUT WILL DEPEND ON THE DEPTH OF THE TRENCH OR EXCAVATION.
3. WHEN EXCAVATION NEXT TO RETAINING WALL FOOTING OR WITHIN THE ZONE OF INFLUENCE OF RETAINING WALL FOOTING, TEMPORARY SUPPORT MUST BE PROVIDED TO PREVENT DAMAGE ARISING FROM THE WORKS.

NOTES
1. ENGINEER'S DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND GENERAL CONDITIONS OF THE CONTRACT, THE ASSOCIATED ARCHITECTURAL DRAWINGS, THE ENGINEER'S SOIL AND FOOTING CONSTRUCTION REPORT AND ANY OTHER DRAWINGS RELATING TO THIS PROJECT.
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3. THE ENGINEER'S DRAWINGS MUST NOT BE SCALED.
4. ALL DIMENSIONS IN mm UNLESS OTHERWISE SPECIFIED.
5. ADDITIONS AND SUBSTITUTIONS SHALL ONLY BE MADE WITH THE ENGINEER'S PRIOR KNOWLEDGE AND APPROVAL.
6. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL TO ENSURE THAT THEY ARE USING THE CURRENT VERSION OF THIS DRAWING. STRUCTURAL SYSTEMS PTY LTD ACCEPTS NO LIABILITY FOR ISSUES ARISING FROM THE USE OF SUPERSEDED DRAWINGS.

PLANNING APPROVAL

PA.4	NOTE ADDED & LAYOUT AMENDED	26/05/26	CH
PA.3	LAYOUT AMENDED & NOTE ADDED BUILDER'S INSTRUCTION RECEIVED: 19/05/26	25/05/26	CH
PA.2	NOTES & LAYOUT AMENDED BUILDER'S INSTRUCTION RECEIVED: 27/04/26	28/04/26	CH
PA.1	NOTES & LAYOUT AMENDED	04/03/26	CH
PA.0	ISSUED FOR PLANNING APPROVAL ARCH DRAWING RECEIVED: 05/02/26 LEVEL RECEIVED: 04/03/25	18/02/26	CH
ISSUE NO.	DESCRIPTIONS	DATE	BY

PROJECT
2x2-STOREY NEW DWELLINGS+CELLARS

ADDRESS
1 ALLEN GROVE, UNLEY

DRAWING TITLE
SITE PLAN 1 OF 2

CLIENT
[redacted]

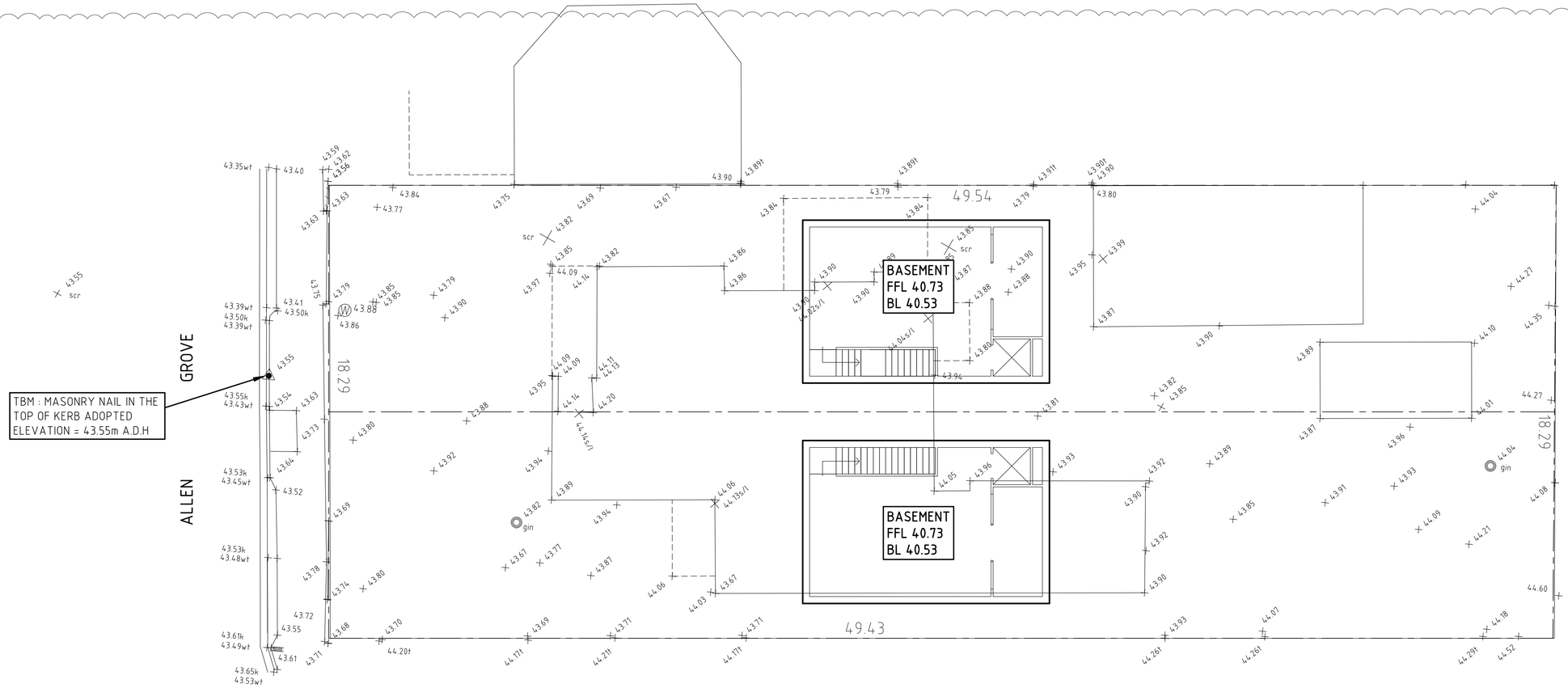
STRUCTURAL SYSTEMS consulting engineers
108 Wright Street, Adelaide SA 5000 Tel: (08) 8231 6000
Fax: (08) 8231 3444 Email: civil@structuralsystemssa.com.au ABN 21 366 115 939

DRAWN	CH	DESIGNED	CH
CHECKED		DATE REVISED	26/05/26
SCALE	PAPER SIZE	DATE ISSUED	18/02/26
1:100 UNO	A1	PLOT SCALE	1:100
ALL DIMENSIONS IN mm - DO NOT SCALE			

JOB No.	DRAWING No.	STAGE	ISSUE
DT 250108.2026	SW01	PA	4

STAGE ABBREVIATION: P=PRELIMINARY, DS=ENGINEERING DESIGN STAGE, PA=FOR PLANNING APPROVAL, T=TENDER, BA=BUILDING APPROVAL, C=FOR CONSTRUCTION

5/26/2026 11:20:59 AM



BASEMENT & RETAINING WALL SITE PLAN

SCALE 1:100

NOTE:
THE BASEMENT LEVEL CONFIGURATION, INCLUDING FLOOR LEVEL, CEILING HEIGHT, AND SPATIAL EXTENT, SHALL BE AS INDICATED ON THE ARCHITECTURAL DRAWINGS. THE BASEMENT IS PROPOSED AS A FULLY SEALED, TANKED STRUCTURAL SYSTEM REFER TO STRUCTURAL NOTES ON THIS DRAWING FOR WATERPROOFING AND HYDROSTATIC UPLIFT DESIGN REQUIREMENTS.

NOTE:
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SCALE 1:100 — 0m 1m 2m 3m 4m 5m 10m

NOTES
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PLANNING APPROVAL

ISSUE NO.	DESCRIPTIONS	DATE	BY
PA.2	LAYOUT AMENDED	28/05/26	CH
PA.1	LAYOUT AMENDED	28/04/26	CH
PA.0	ISSUED FOR PLANNING APPROVAL ARCH DRAWING RECEIVED: 05/02/26 LEVEL RECEIVED: 04/03/25	18/02/26	CH

PROJECT
2x2-STOREY NEW DWELLINGS+CELLARS

ADDRESS
1 ALLEN GROVE, UNLEY

DRAWING TITLE
SITE PLAN 2 OF 2

CLIENT
[redacted]

STRUCTURAL SYSTEMS
consulting engineers
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Fax: (08) 8231 3444 Email: civil@structuralsystemssa.com.au ABN 21 366 115 939

DRAWN	CH	DESIGNED	CH
CHECKED		DATE REVISED	28/05/26
SCALE	PAPER SIZE	DATE ISSUED	18/02/26
1:100 UNO	A1	PLOT SCALE	1:100
ALL DIMENSIONS IN mm - DO NOT SCALE			

JOB No.	DRAWING No.	STAGE	ISSUE
DT 250108.2026	SW02	PA	2

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5/28/2026 12:49:45 PM

HYDROLOGICAL ANALYSIS

STRUCTURAL
SYSTEMS
consulting engineers
P: 8231 6000
E: civil@structuralsystemssa.com.au

DT 250108 / Allen grove, Unley

Site locate : -34.95786 , 138.60273

Check at water connect & Unley council's website this site is not within the flood zone.

Block size = 906 m²

Residential 1 = 453 m² = Residential 2

Roof cover = 263.72 m² for each (58%)

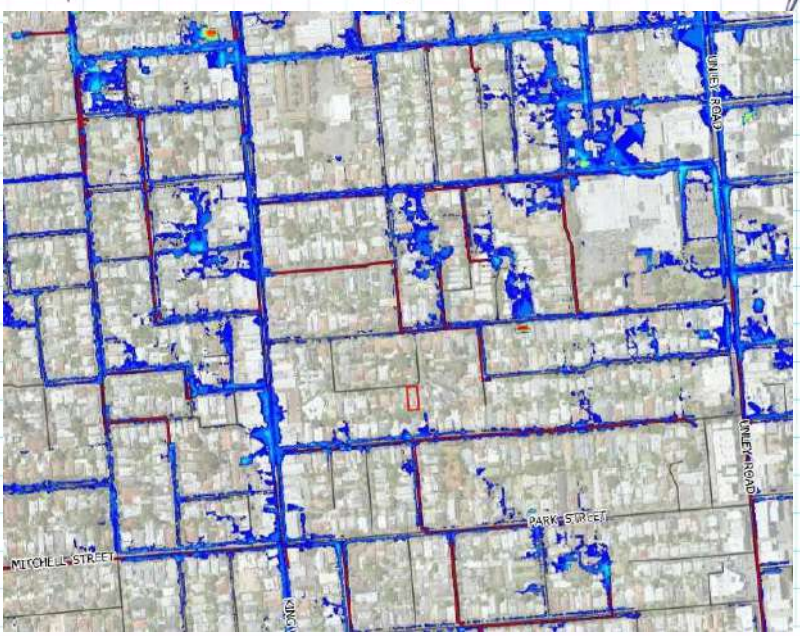
Pave cover = 107.46m² for each (23.7%)

Green area = 82.82m² for each (18.3%)

Site pervious area < 35%

Adopt 3500kL Tank following by Unley council.

Adopt 1000 kL Tank for bacement drainage.



Desired Outcome (DO)

Desired Outcome	
DO 1	Development incorporates water sensitive urban design techniques to capture and re-use stormwater.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Residential development is designed to capture and re-use stormwater to: (a) maximise conservation of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage stormwater runoff quality.	DTS/DPF 1.1 Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building: (a) includes rainwater tank storage: (i) connected to at least: A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area B. in all other cases, 80% of the roof area (ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m^2 (iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m^2 or greater (iv) with a minimum total capacity in accordance with Table 1 (v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank (b) incorporates dwelling roof area comprising at least 80% of the site's impervious area Table 1: Rainwater Tank

Site size (m^2)	Minimum retention volume (Litres)	Minimum detention volume (Litres)
<200	1000	1000
200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A
>401	4000	Site perviousness <35%: 1000 Site perviousness ≥35%: N/A

Procedural Matters (PM) - Referrals

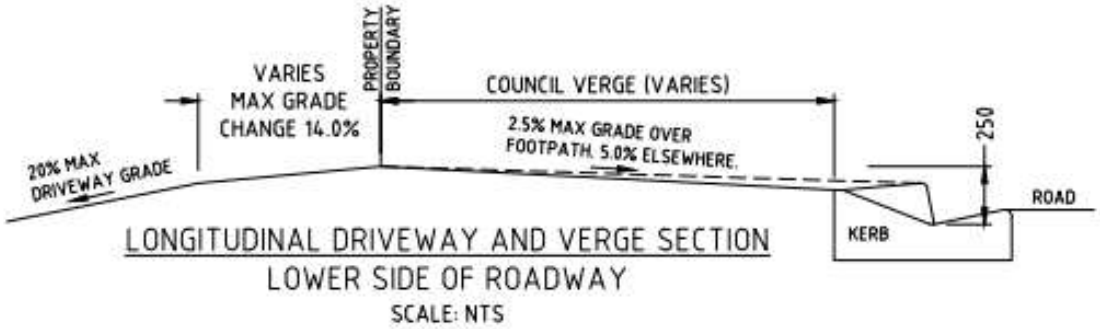
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference

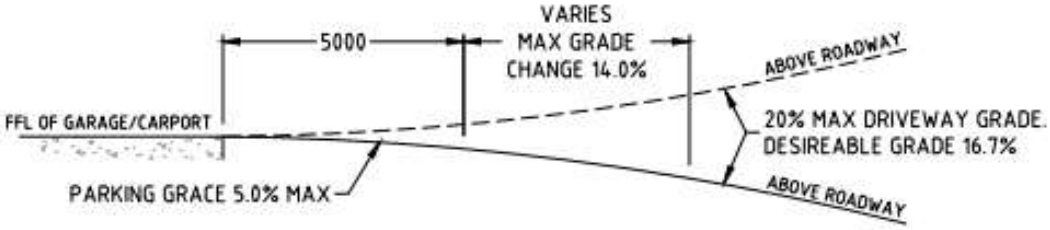
IFD Design Rainfall Intensity (mm/h)
Issued: 13-Mar-25
Location Label:
Requested Latitude -34.9529 Longitude 138.6026
Nearest gri Latitude 34.9625 (S) Longitude 138.6125 (E)

		Annual Exceedance Probability (AEP)						
Duration	Duration in	63.20%	50%	20%	10%	5%	2%	1%
1 min	1	79	89.6	126	155	185	229	267
2 min	2	69.3	78.4	110	135	162	203	237
3 min	3	61.8	69.9	98.3	120	144	180	211
4 min	4	55.9	63.3	89.1	109	131	162	190
5 min	5	51.2	58.1	81.8	100	120	149	173
10 min	10	37.2	42.2	59.6	72.8	87	108	125
15 min	15	29.9	34	48	58.7	70.1	86.8	101
20 min	20	25.4	28.8	40.7	49.8	59.5	73.7	85.8
25 min	25	22.3	25.3	35.6	43.6	52.1	64.6	75.2
30 min	30	19.9	22.6	31.9	39	46.6	57.8	67.4
45 min	45	15.5	17.6	24.7	30.2	36.1	44.8	52.3
1 hour	60	12.9	14.6	20.5	25	29.9	37.2	43.4
1.5 hour	90	9.94	11.2	15.7	19.1	22.8	28.3	33
2 hour	120	8.24	9.29	12.9	15.8	18.8	23.3	27.1
3 hour	180	6.32	7.11	9.86	12	14.2	17.5	20.3
4.5 hour	270	4.84	5.44	7.49	9.05	10.7	13.1	15.2
6 hour	360	4	4.49	6.15	7.41	8.73	10.6	12.2
9 hour	540	3.05	3.42	4.65	5.57	6.53	7.89	9.02
12 hour	720	2.51	2.81	3.81	4.54	5.29	6.36	7.24
18 hour	1080	1.9	2.12	2.85	3.38	3.92	4.67	5.28
24 hour	1440	1.55	1.73	2.31	2.73	3.15	3.74	4.21
30 hour	1800	1.32	1.47	1.96	2.31	2.65	3.14	3.52
36 hour	2160	1.16	1.29	1.71	2	2.3	2.71	3.04
48 hour	2880	0.935	1.04	1.37	1.6	1.83	2.15	2.4
72 hour	4320	0.689	0.764	0.999	1.16	1.32	1.54	1.71
96 hour	5760	0.554	0.612	0.794	0.917	1.04	1.2	1.33
120 hour	7200	0.467	0.516	0.664	0.763	0.858	0.99	1.09
144 hour	8640	0.407	0.448	0.574	0.656	0.735	0.842	0.924
168 hour	10080	0.363	0.399	0.507	0.578	0.643	0.733	0.8

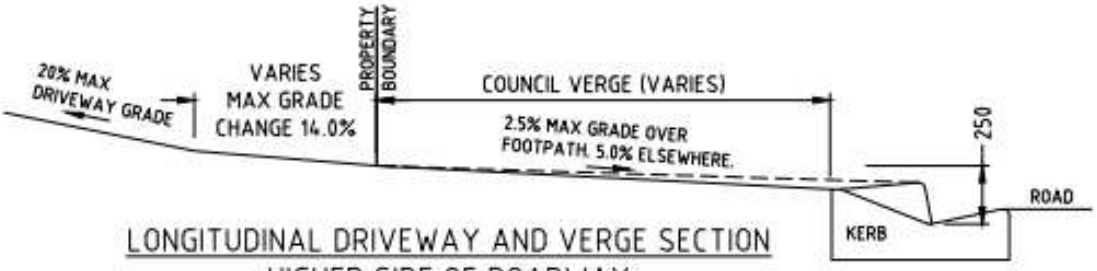
Specification Footpath Crossfall Gradients 2



LONGITUDINAL DRIVEWAY AND VERGE SECTION
LOWER SIDE OF ROADWAY
SCALE: NTS



LONGITUDINAL DRIVEWAY AND PARKING AREA
SCALE: NTS



LONGITUDINAL DRIVEWAY AND VERGE SECTION
HIGHER SIDE OF ROADWAY
SCALE: NTS

NOTES

1. MAXIMUM DRIVEWAY GRADE WITHIN THE PROPERTY IS 20% (1:5). DESIRABLE MAXIMUM IS 16.7% (1:6).
2. MAXIMUM VERGE AREA GRADE IS 5.0% (1:20) FROM KERB TO PROPERTY BOUNDARY.
3. WHERE A DRIVEWAY CROSS AN EXISTING FOOTPATH/BIKEPATH, THE MAXIMUM CROSSFALL SHALL BE 2.5%.
4. THE ABOVE DRIVEWAY GRADE DETAILS ARE BASED ON AS 2890.1-2004.
5. PROVIDE MINIMUM 250mm FREEBOARD FROM KERB INVERT TO BOUNDARY OR DWELLING FINISHED FLOOR LEVEL.

REVISIONS			STANDARD DETAILS	THE CITY OF UNLEY
No.	BY	DATE	COMPLYING DRIVEWAY LONGITUDINAL GRADES GARAGE/CARPORT STANDING AREA	SHEET 1 of 1
1	A. MOLLOY	NOV 2021	SCALE AS SHOWN	REVISION 1
0	COU	2013		DRAWING No.

Estimate the discharge flow to outlet point - Basement catchment

Catchment analysis

Total Catchment Area =	104	m^2				C_{10}
1st grade paving	0	m^2	equivalent	0.0	%	0.9
Driveway paving	0	m^2	equivalent	0.0	%	0.75
Pervious area	104	m^2	equivalent	100.0	%	0.1

Cy = C10*Fy

Design ARI	1	2	5	10	20	40	50	60	80	100	(years)
Fy	0.8	0.85	0.95	1	1.05	1.13	1.15	1.17	1.19	1.2	
Equivalent CA at ARI (years)											
	1	2	5	10	20	40	50	60	80	100	
(m²) CA =	8	9	10	10	11	12	12	12	12	12	
(ha) CA =	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	
Cequiv =	0.08	0.09	0.10	0.10	0.11	0.11	0.12	0.12	0.12	0.12	

Estimate discharge rate (L/s) for design area for 5,10 and 20 years ARI storm event

design outflow rate via pump or outlet pipe Qout = 0.5 (L/s)

Q = 0.000278*CAI (L/s) Rational Method

Storm Duration (min)	I_5 (mm/hr)	Outflow rate (L/s) 5y ARI	I_{10} (mm/hr)	Outflow rate (L/s) 10y ARI	I_{20} (mm/hr)	Outflow rate (L/s) 100y ARI	Total Runoff Vol (m3)	Est Ponding /detention Vol (m3)
5	81.8	**0.22**	100	**0.29**	120	**0.42**	0.12	0.00
10	59.6	**0.16**	72.8	**0.21**	87	**0.30**	0.18	0.00
15	48	**0.13**	58.7	**0.17**	70.1	**0.24**	0.22	0.00
20	40.7	**0.11**	49.8	**0.14**	59.5	**0.21**	0.25	0.00
25	35.6	**0.10**	43.6	**0.13**	52.1	**0.18**	0.27	0.00
30	31.9	**0.09**	39	**0.11**	46.6	**0.16**	0.29	0.00
45	24.7	**0.07**	30.2	**0.09**	36.1	**0.13**	0.34	0.00
60	20.5	**0.06**	25	**0.07**	29.9	**0.10**	0.37	0.00
90	15.7	**0.04**	19.1	**0.06**	22.8	**0.08**	0.43	0.00
120	12.9	**0.04**	15.8	**0.05**	18.8	**0.07**	0.47	0.00
180	9.86	**0.03**	12	**0.03**	14.2	**0.05**	0.53	0.00
270	7.49	**0.02**	9.05	**0.03**	10.7	**0.04**	0.60	0.00
360	6.15	**0.02**	7.41	**0.02**	8.73	**0.03**	0.65	0.00
540	4.65	**0.01**	5.57	**0.02**	6.53	**0.02**	0.73	0.00
720	3.81	**0.01**	4.54	**0.01**	5.29	**0.02**	0.79	0.00
1080	2.85	**0.01**	3.38	**0.01**	3.92	**0.01**	0.88	0.00
1440	2.31	**0.01**	2.73	**0.01**	3.15	**0.01**	0.94	0.00
1800	1.96	**0.01**	2.31	**0.01**	2.65	**0.01**	0.99	0.00
2160	1.71	**0.00**	2	**0.01**	2.3	**0.01**	1.03	0.00
2880	1.37	**0.00**	1.6	**0.00**	1.83	**0.01**	1.10	0.00
4320	0.999	**0.00**	1.16	**0.00**	1.32	**0.00**	1.19	0.00

Minimum pump chamber effective storage volume requirements as per AS3500.3

3.00 m³

Minimum pump chamber effective storage volume based on the design:

0.0 m³

Adopt Pump system with pump out rate of 0.5 (L/s)

With effective storage at least of 3.0 m³

Pump Systems for basement catch area

AS/NZS 3500.3:2018 section 8

Pumps Wet wells cl 8.3

Structure sound and constructed from material resist corrosion from ground water and aggressive soil
Base need to maintain self cleaning gradient to pump outlet
Cover shall have removeable access opening sized for maintenance purposes.
If access is air tight, a breather pipe with non-corrodible screen shall be installed.

Wet well depth exceed 1.2m, a ladder in accordance with cl 7.5.5.4 is required.

Combined effective storage

Design pump rate:		0.5	L/s		
Volume pumps in 30 mins	PC_{30} =	900	L =	0.9	m³
Volume pumps in 5 mins	PC_{5} =	150	L =	0.15	m³

Storm intensity for 120 minutes duration, ARI = 20 years

Design Rainfall Intensity $^{20}I_{120}$	i_{20} =	18.80	mm/hrs		
Catchment Area that runoff to pump =		10.4	m² =	0.00104	ha
Site runoff equivalent coefficient C_{10} =		0.75			

Estimate discharge rate for this storm event:

Q = 0.000278*CAI = 0.04 (L/s) = 0.0000 m³

Rational Method

Site runoff volume to the wet well of 120mins duration 10 years ARI storm:

$V_{10/120}$ = 294 L = 0.3 m³

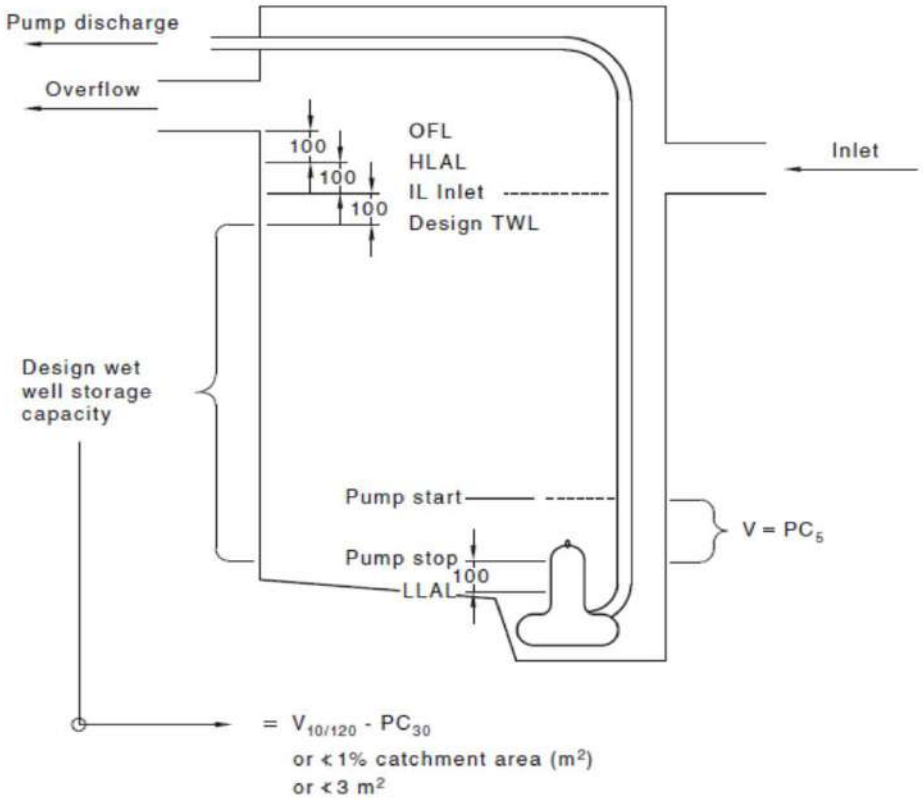
The required combined effective storage:

Veff = $V_{10/120}$ - PC_{30} = -0.6 m³ Appendix L

1% of the catchment area in m² = 0.104 m³
and not less than 3m³

The minimum wet well storage between the high and low working levels:

$V_{wet\ well\ cap}$ = **3.0** m³



NOTES:

OFL = Overflow level
HLAL = High-level alarm level
LLAL = Low-level alarm level
$V_{10/120}$ = Volume in 10 year ARI, 120 min storm
PC_{30} = Pump capacity over 30 min
PC_5 = Pump capacity over 5 min

DIMENSIONS IN MILLIMETRES

FIGURE L1 PUMP SYSTEM EXAMPLE

8.3.7 Alarm

High-level and low-level alarms shall be installed in each wet well and located clear of the discharge from the inlet pipe so that false alarms are prevented. The high level alarm shall be set not higher than 100 mm above the invert of the inlet pipe, provided flooding of habitable or storage areas and vehicle garages is avoided. Where flooding could occur, the overflow and high-level alarm shall be lowered accordingly to prevent flooding.

8.3.8 Inlet

The invert of the inlet pipe to the wet well shall be located at least 100 mm above the level of the design top water level.

8.3.9 Sealing

All pipes or apparatus passing through a wall or cover of a wet well shall be sealed with a compatible material.

8.4 PUMPS

The pumps shall be suitable for unscreened stormwater and shall be installed as follows:

(a) Pumps shall be in duplicate. The maximum capacity of each pump shall be selected so that the capacity of the system receiving the discharge is not exceeded. The pump controls shall be set up to enable alternate pump operation at each start. In the event that a pump fails to operate when the water level in the wet well reaches the pump start, the other pump shall be activated and a visible alarm initiated. In the event that both pumps fail to operate, an audible alarm shall be initiated.

(b) Pumping equipment shall be securely fixed to the wet well using corrosion-resistant fixings.

(c) Pumps shall be fitted with a gate valve and non-return valve on the delivery side of each pump.

(d) Pumps shall have flanges or unions installed to facilitate removal.

(e) Pumps shall be controlled so as to limit the number of starts per hour to within the capacity of the electrical motors and equipment and shall, as far as practicable, empty the contents of the wet well at each operation.

(f) The pump flow rate shall be calculated based on an assessment of the expected inflow and, where appropriate, the allowable discharge rate.

8.5 RISING MAINS

Rising mains shall conform with the relevant Sections of AS/NZS 3500.1 and this Standard, and connect to—

(a) a stormwater or inlet pit; or

(b) direct to a stormwater drain.

8.6 ELECTRICAL CONNECTION

All electrical motors and equipment shall be installed in accordance with AS/NZS 3000.

Basement Subsoil Drainage Design Note

Basement plan area = 65.54 m^2, retaining wall height = 3.2 m. The basement approximated as a square for drainage planning.

Equivalent side length ≈ $\sqrt{65.54}$ ≈ 8.1 m

Estimated perimeter ≈ 4 × 8.1 ≈ 32.4 m

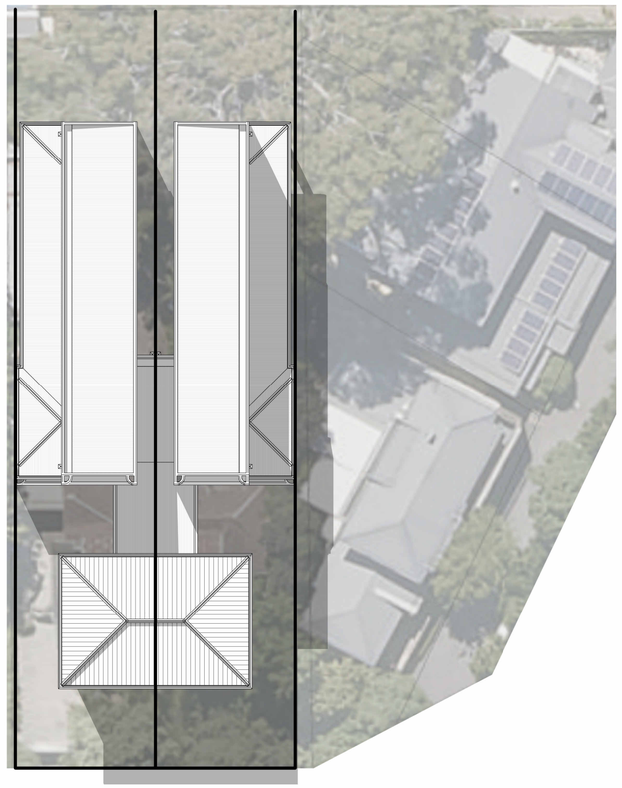
Retaining wall contact area ≈ 32.4 × 3.2 ≈ 104 m^2

The perimeter length is used to determine the required extent of perimeter subsoil (ag) drains, filter wrap, and outlet arrangement.

The proposed subsoil drainage system includes perimeter ag drains installed at the base of retaining walls (and under-slab drainage where required), draining to a sump pit. Collected water is removed via submersible pumps with a minimum adopted capacity of 1.0 L/s (1 duty + 1 standby) to provide operational reliability and safety margin under uncertain seepage conditions.

ATTACHMENT 3

NOT FOR CONSTRUCTION
FOR DISCUSSION PURPOSE ONLY



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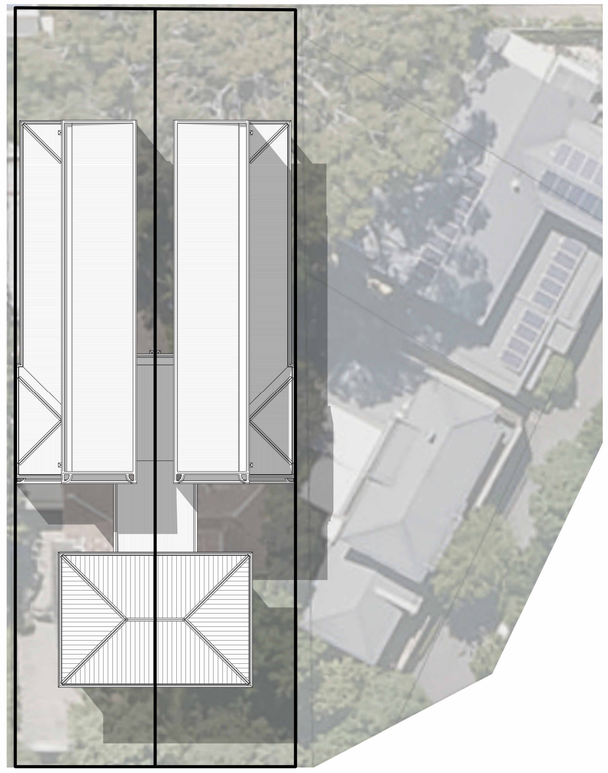

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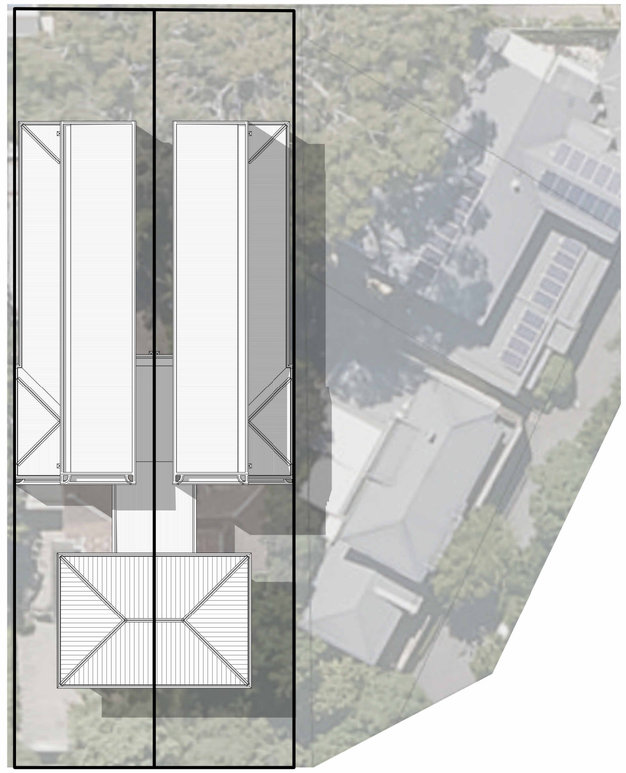

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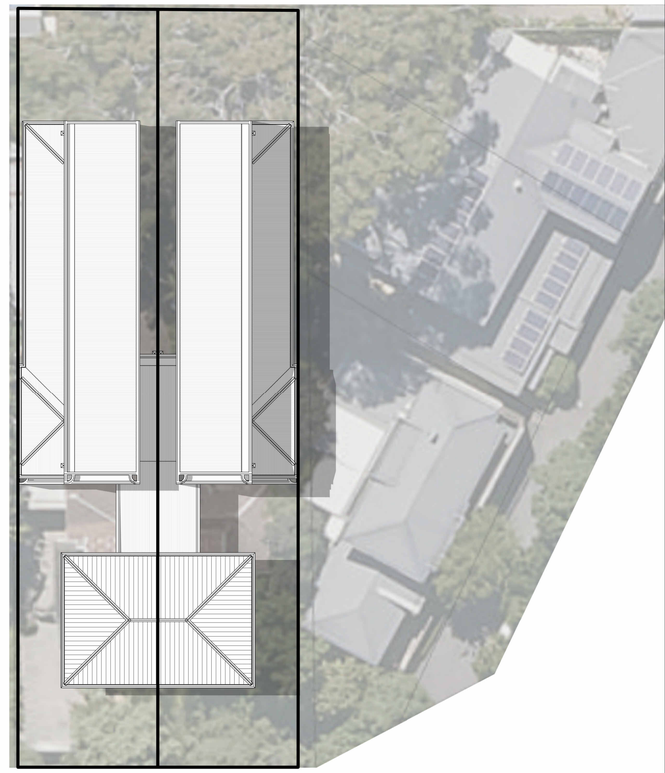

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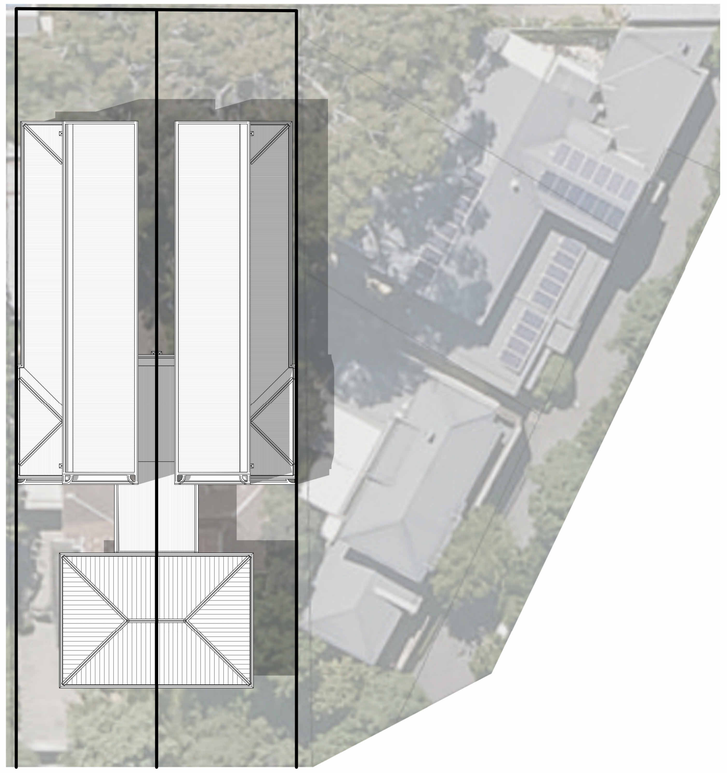

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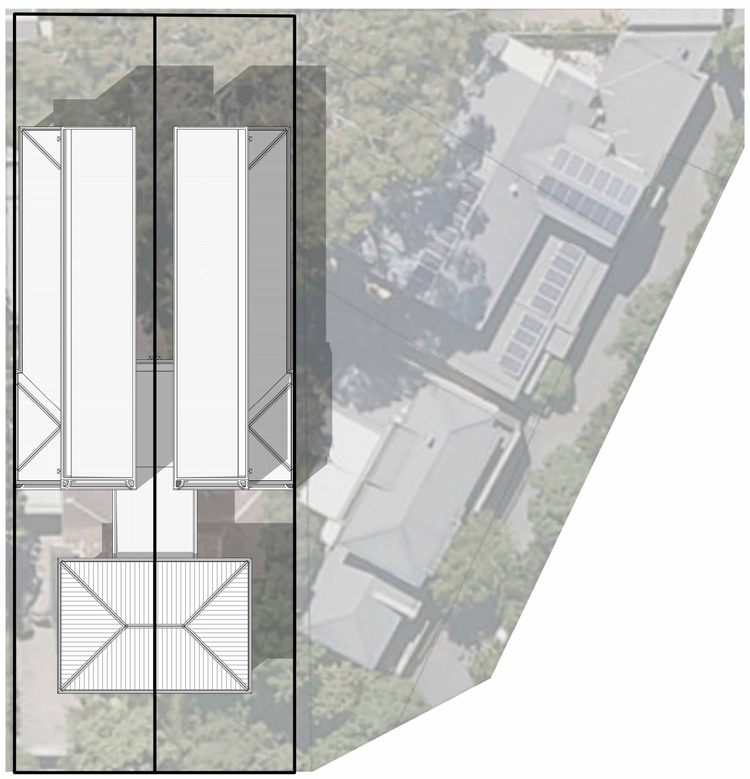

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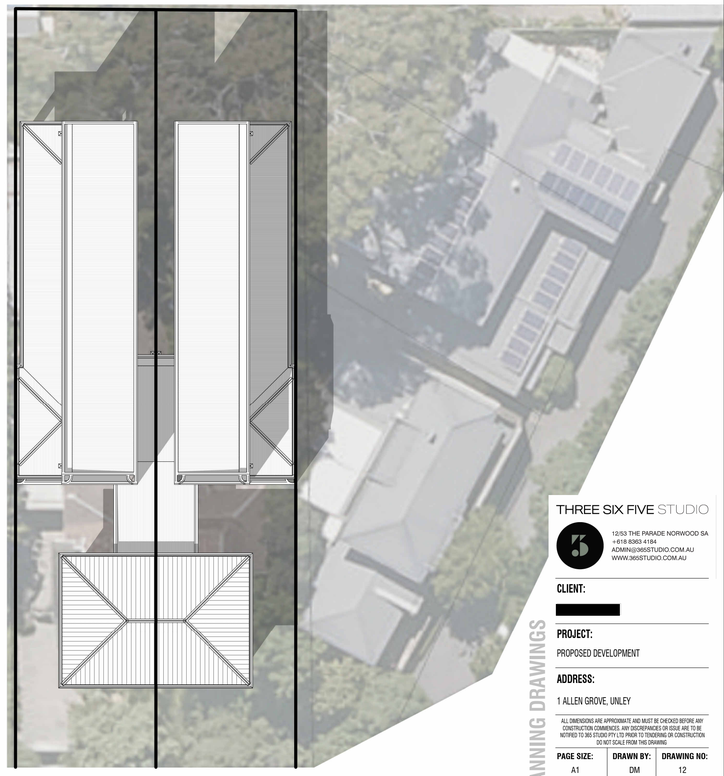

21ST MARCH AT 3PM SCALE: 1 : 200

SHADOW DIAGRAMS - AUTUMN SOLSTICE

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ADMIN@365STUDIO.COM.AU
WWW.365STUDIO.COM.AU

CLIENT: [redacted]

PROJECT:
PROPOSED DEVELOPMENT

ADDRESS:
1 ALLEN GROVE, UNLEY

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PLANNING DRAWINGS

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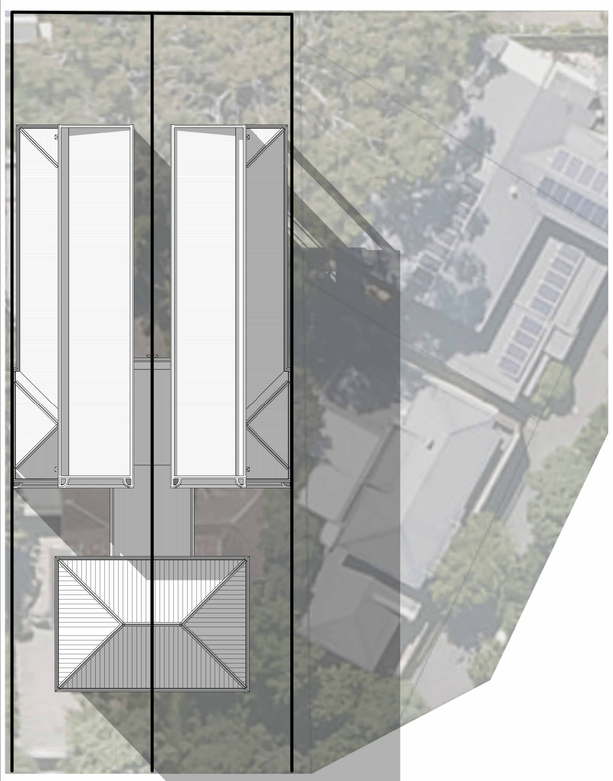

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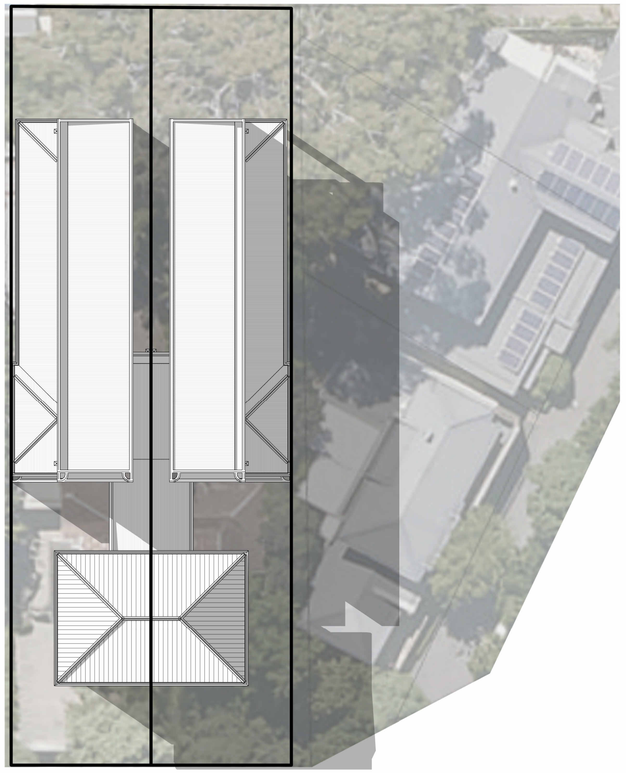

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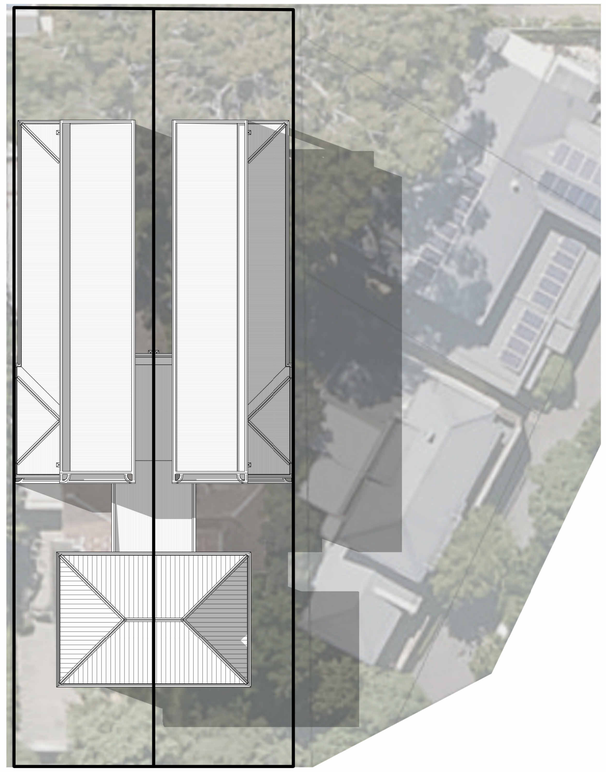

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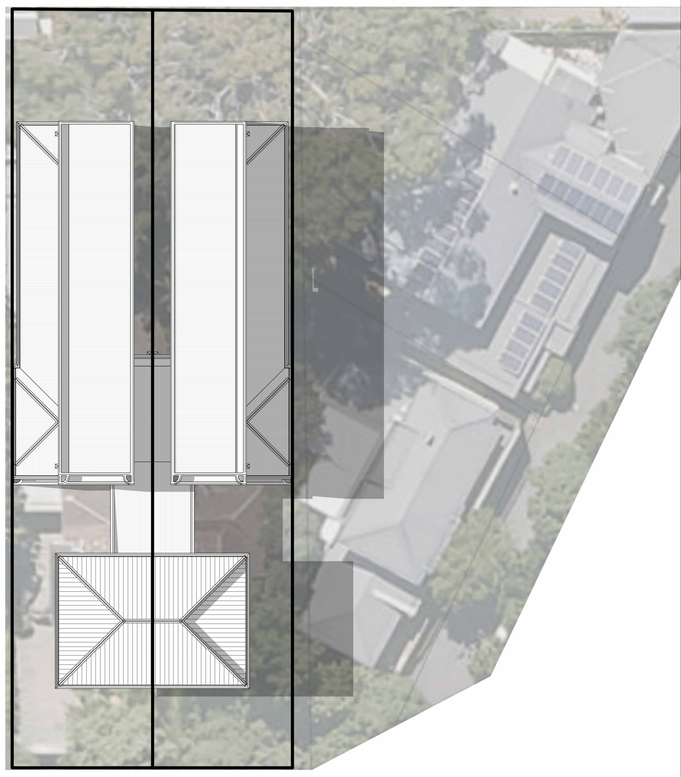

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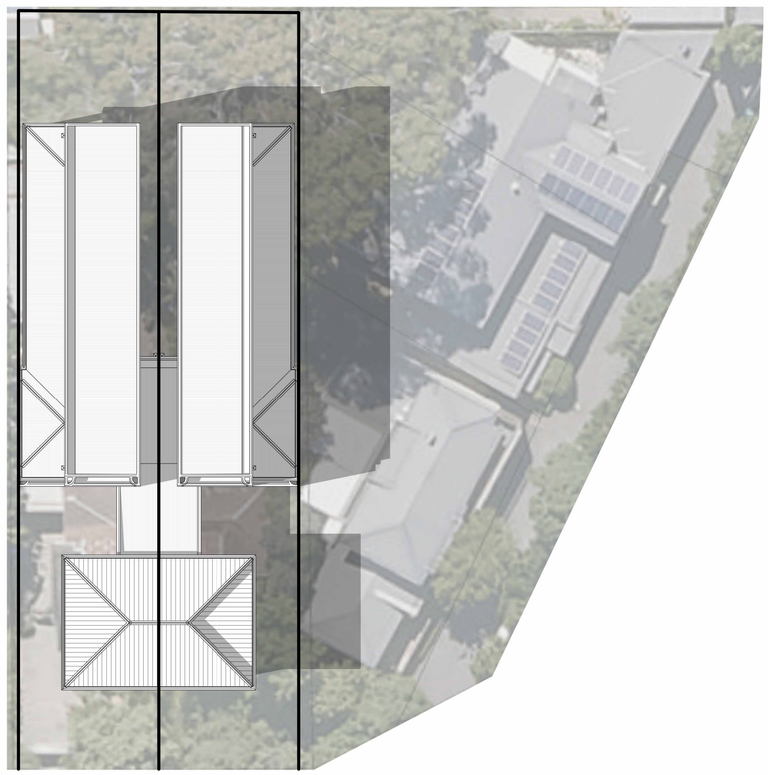

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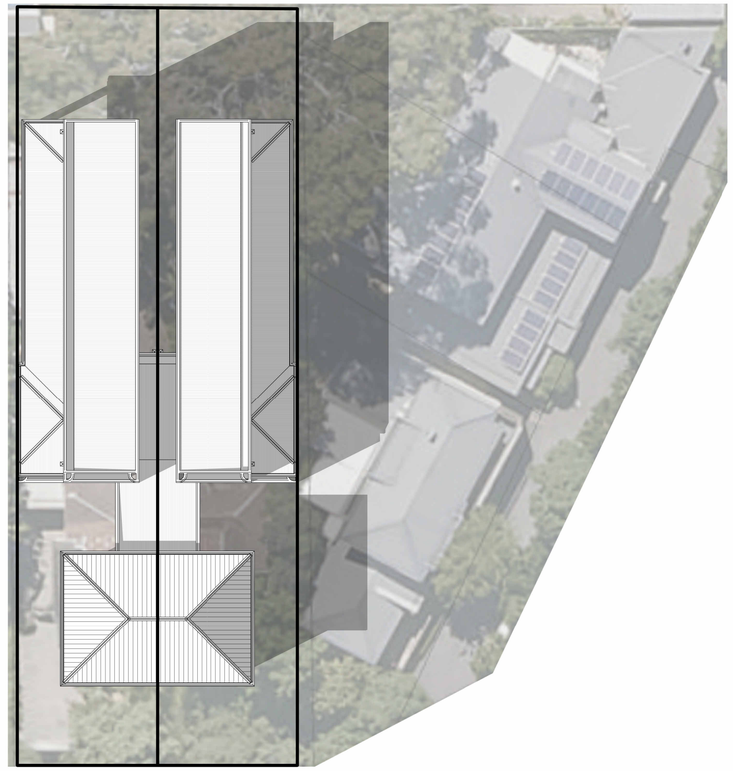

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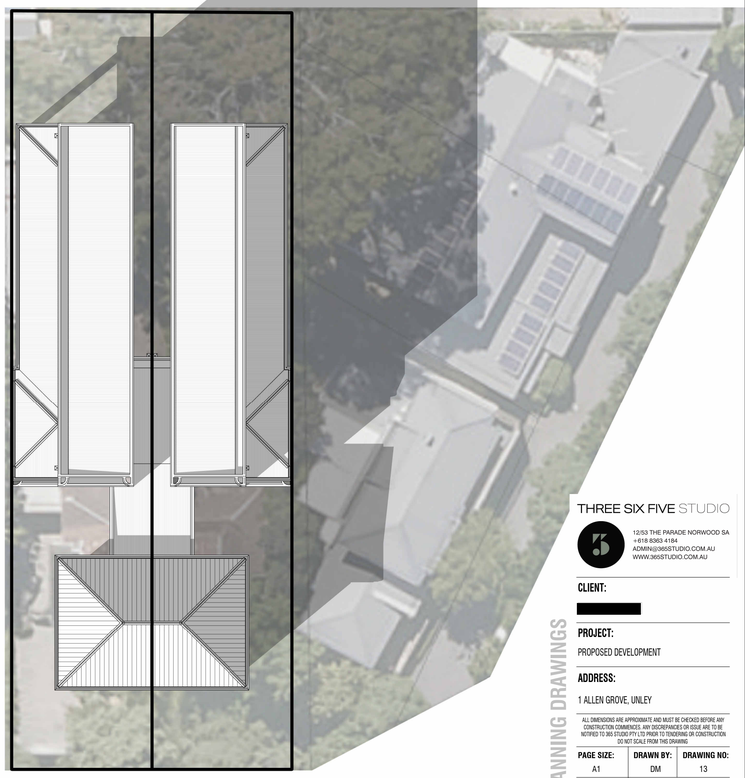

21ST JUNE AT 3PM SCALE: 1 : 200

SHADOW DIAGRAMS - WINTER SOLSTICE

PLANNING DRAWINGS

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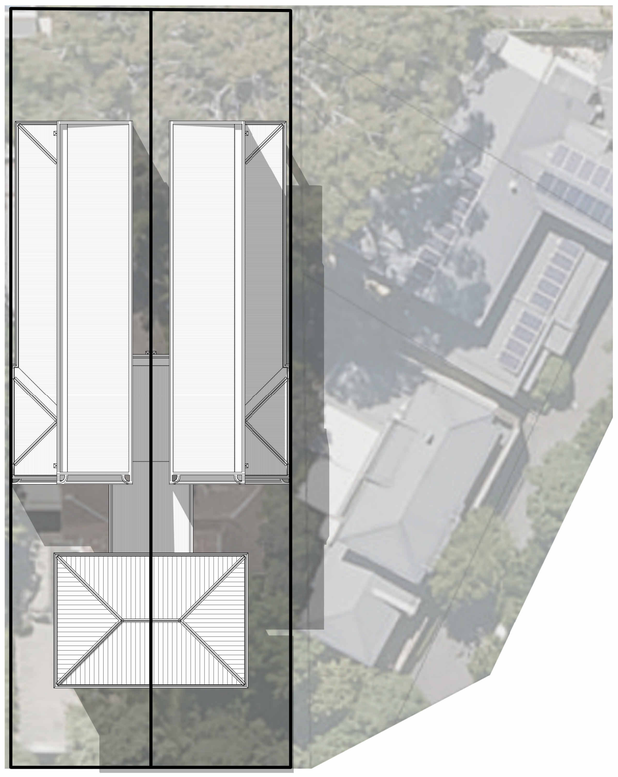

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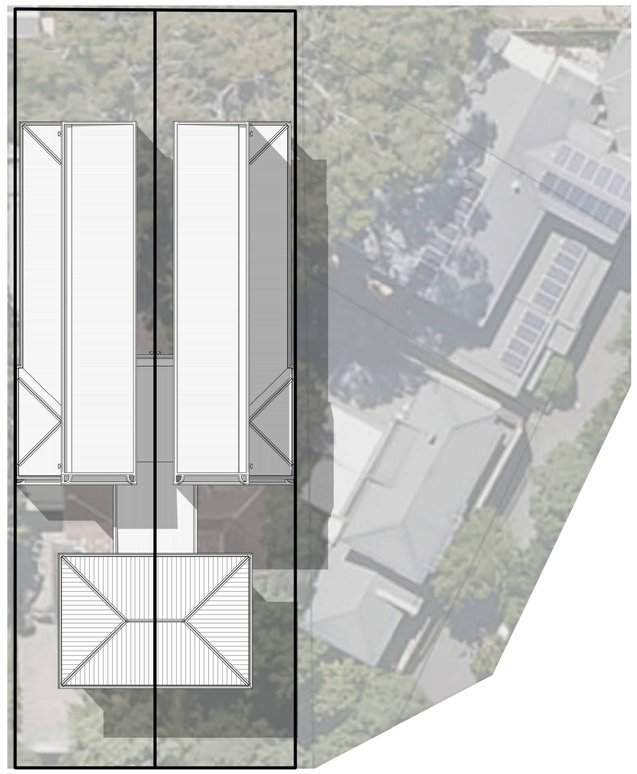

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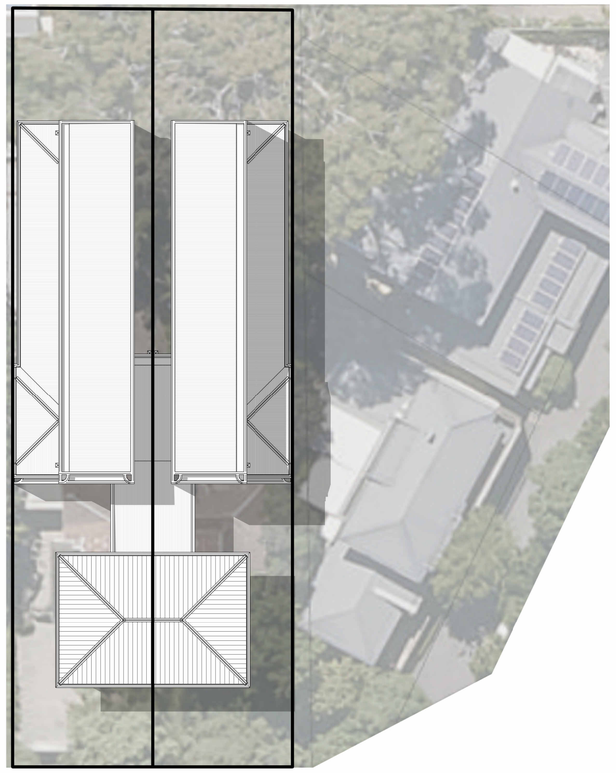

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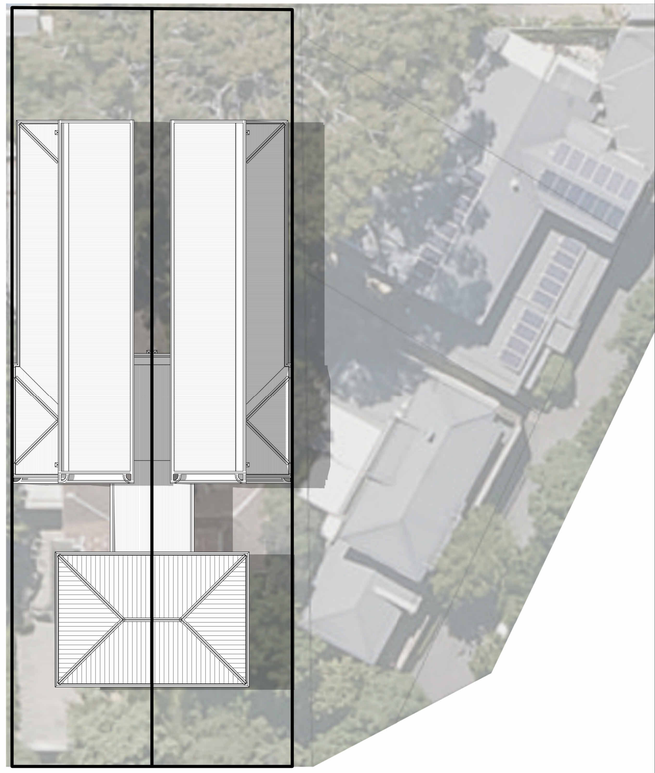

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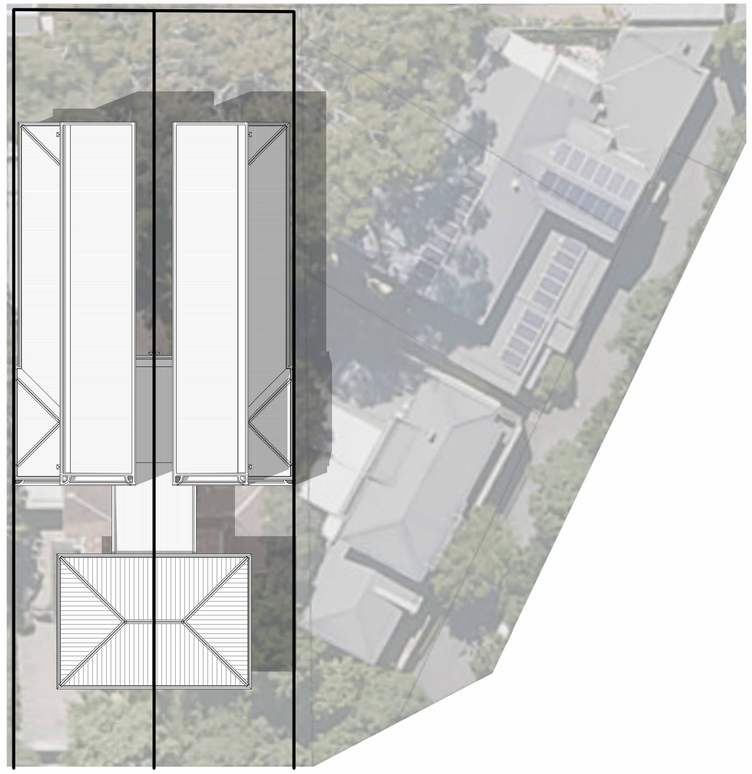

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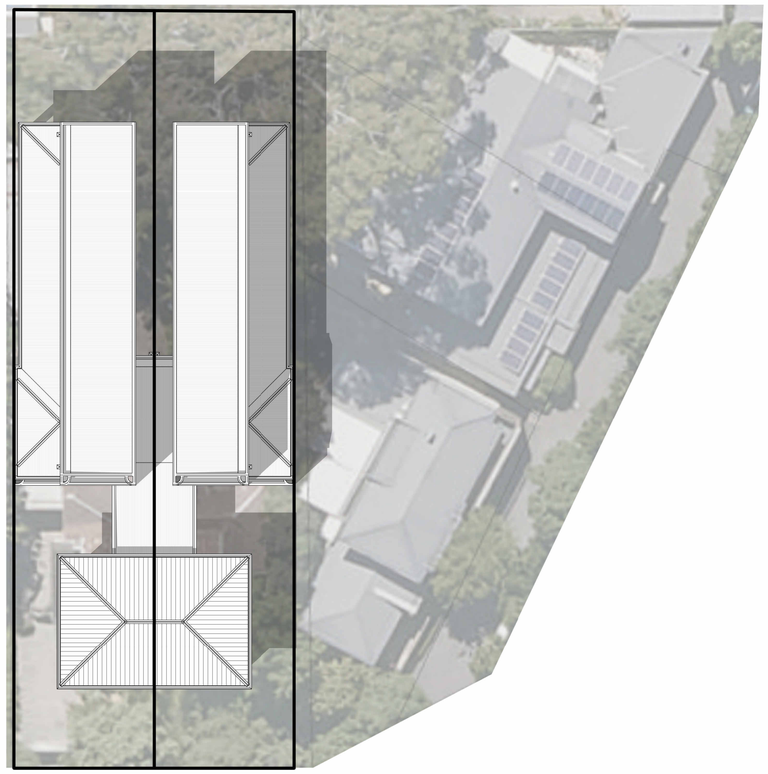

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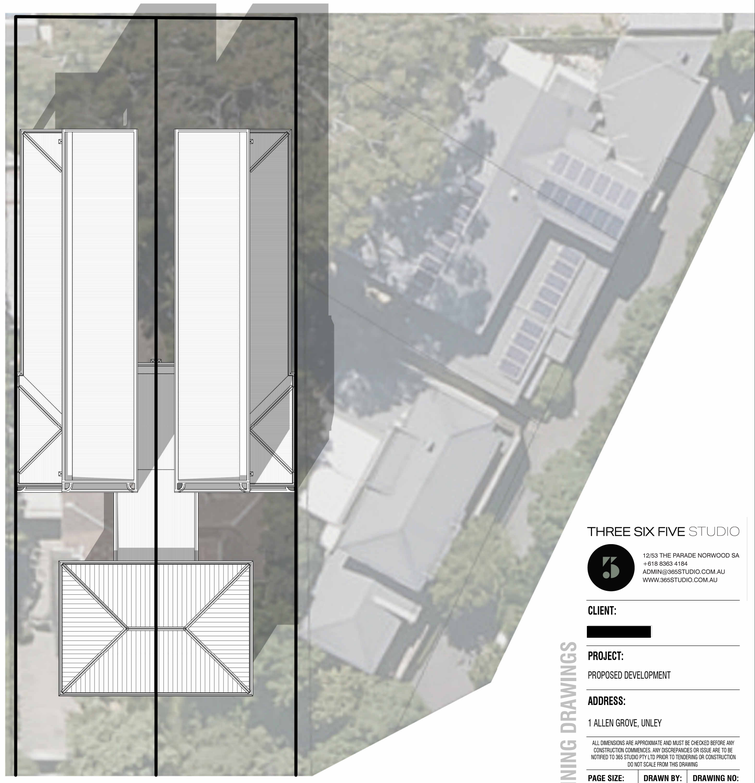

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SHADOW DIAGRAMS - SPRING SOLSTICE

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[redacted]

PROJECT:

PROPOSED DEVELOPMENT

ADDRESS:

1 ALLEN GROVE, UNLEY

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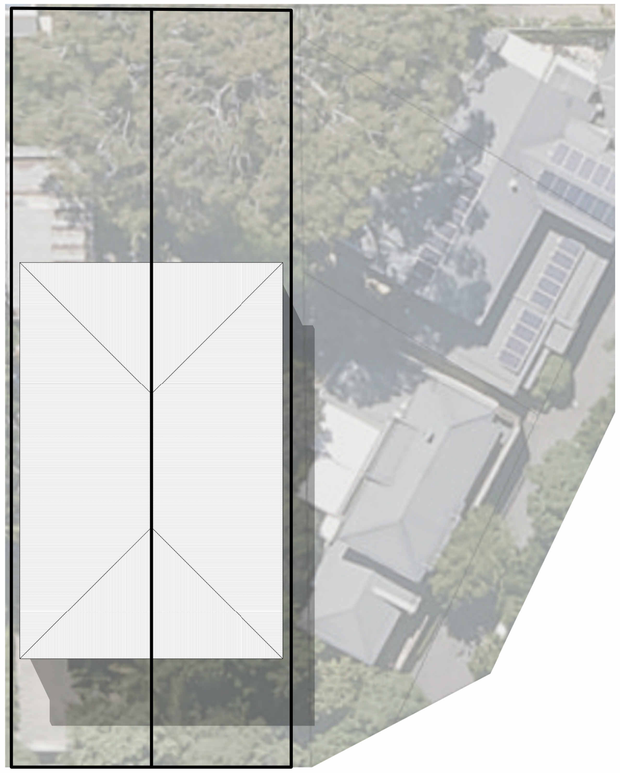

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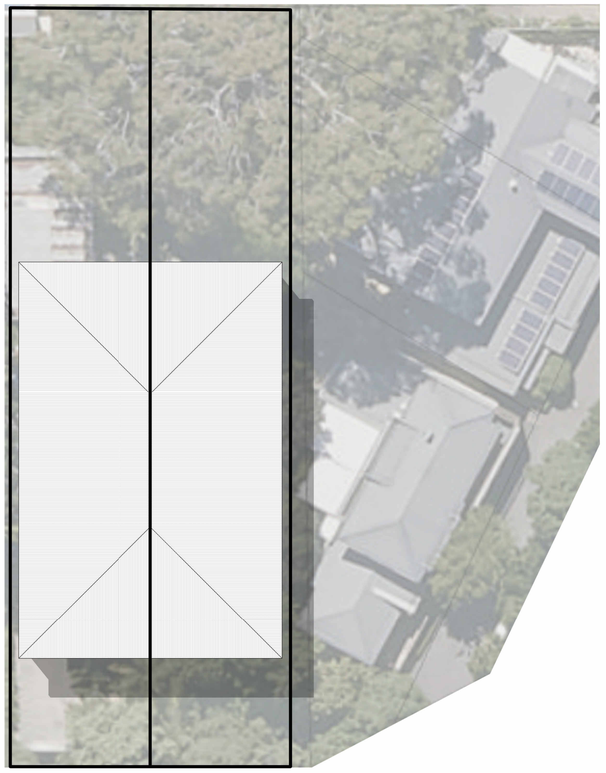

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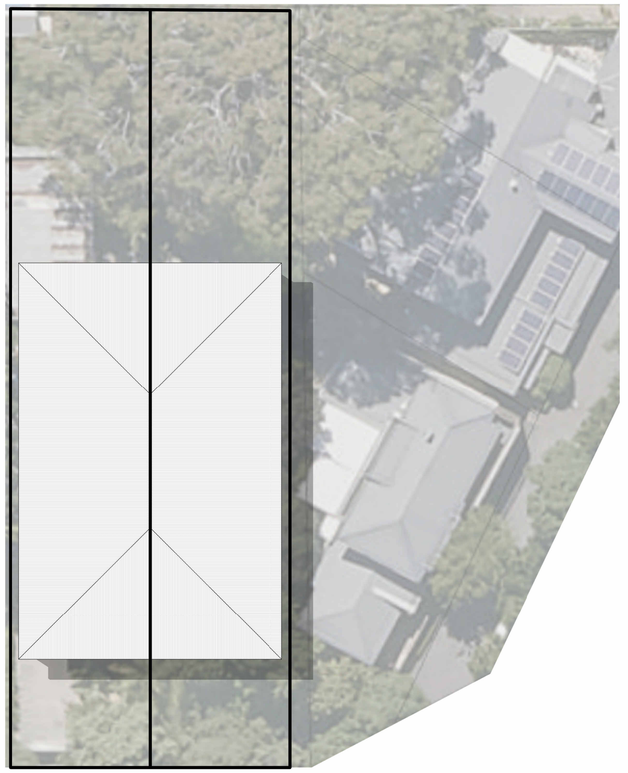

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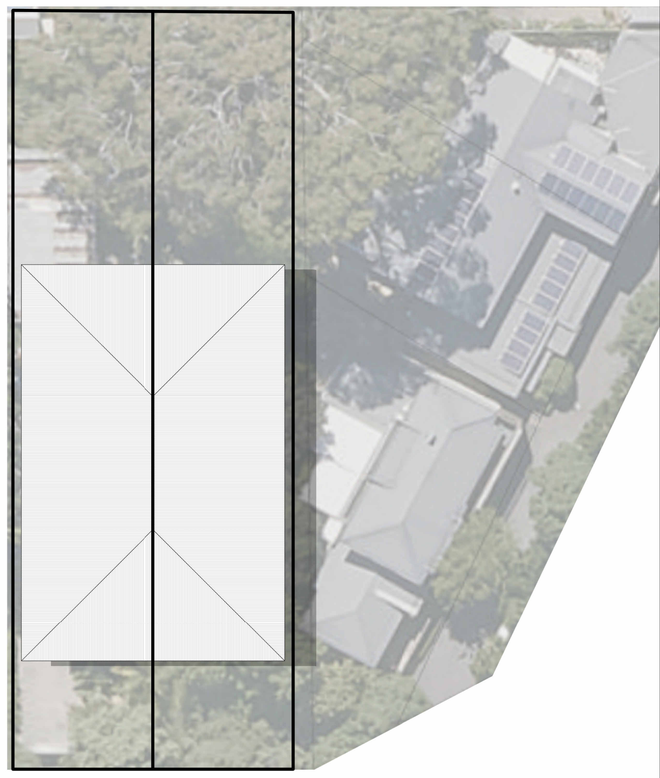

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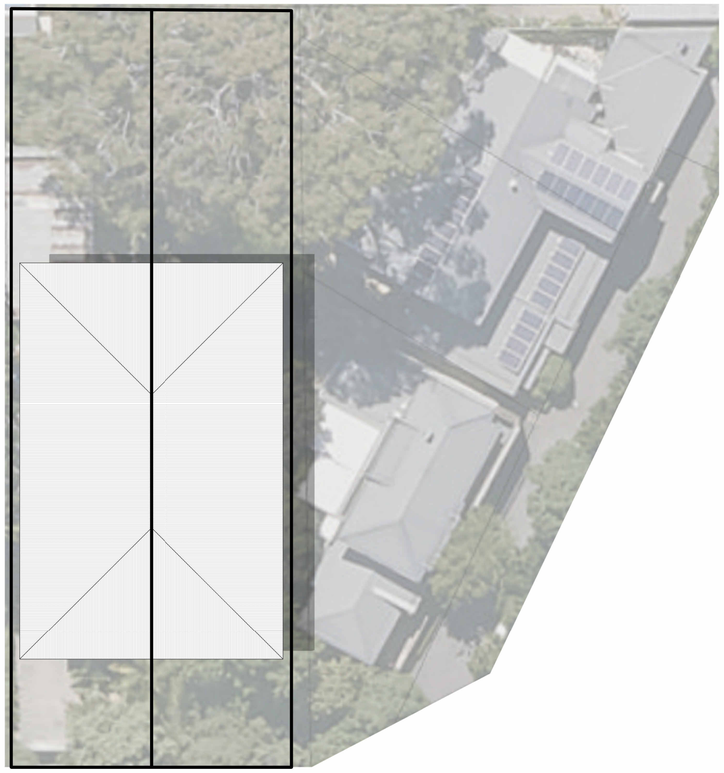

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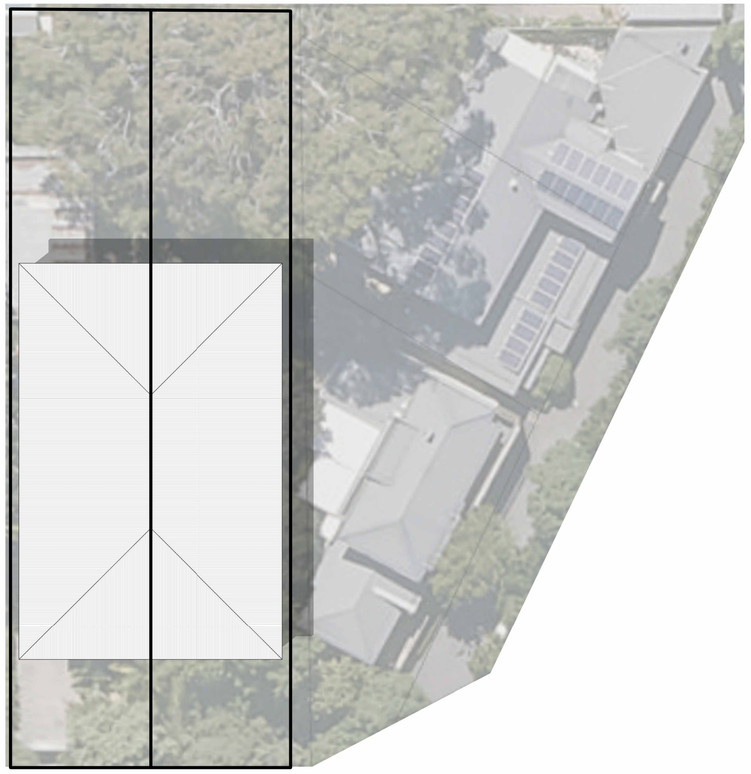

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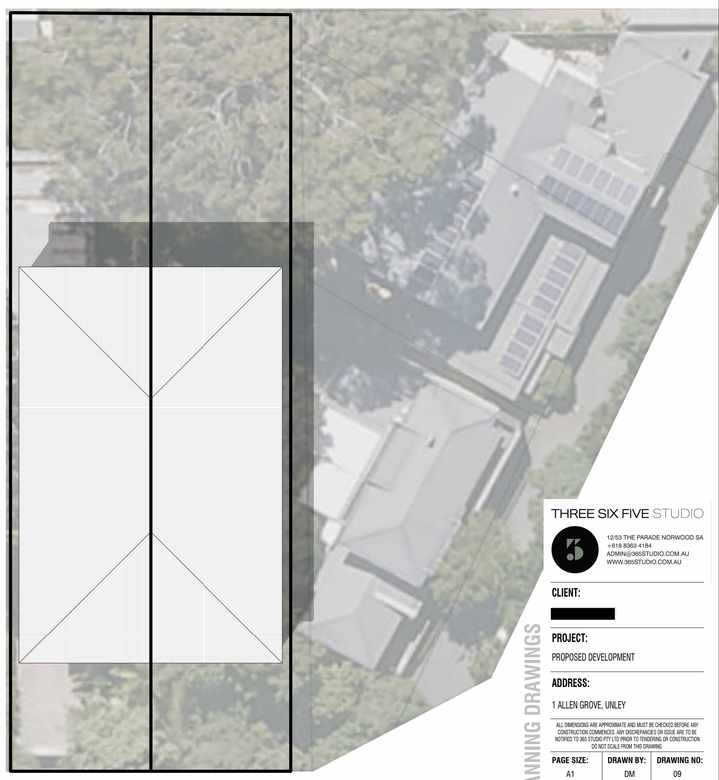

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SHADOW DIAGRAMS - AUTUMN SOLSTICE

PLANNING DRAWINGS

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PROJECT:
PROPOSED DEVELOPMENT

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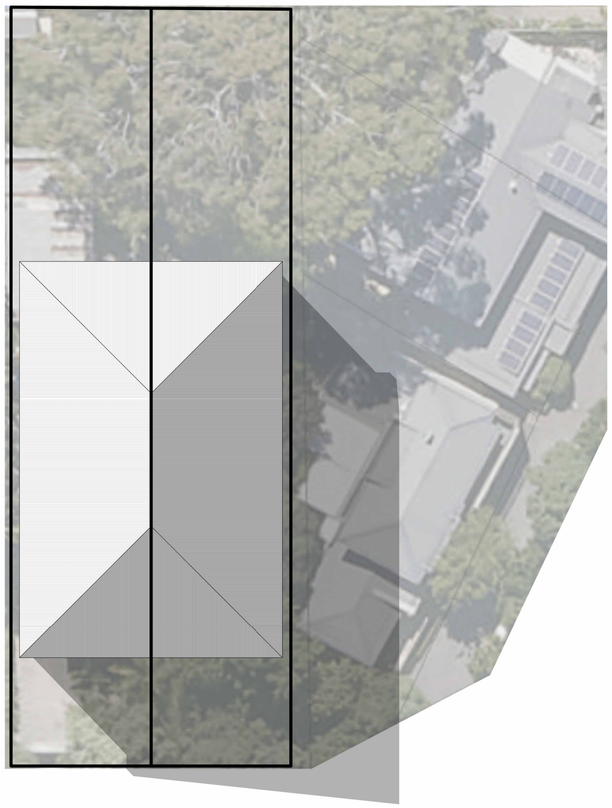

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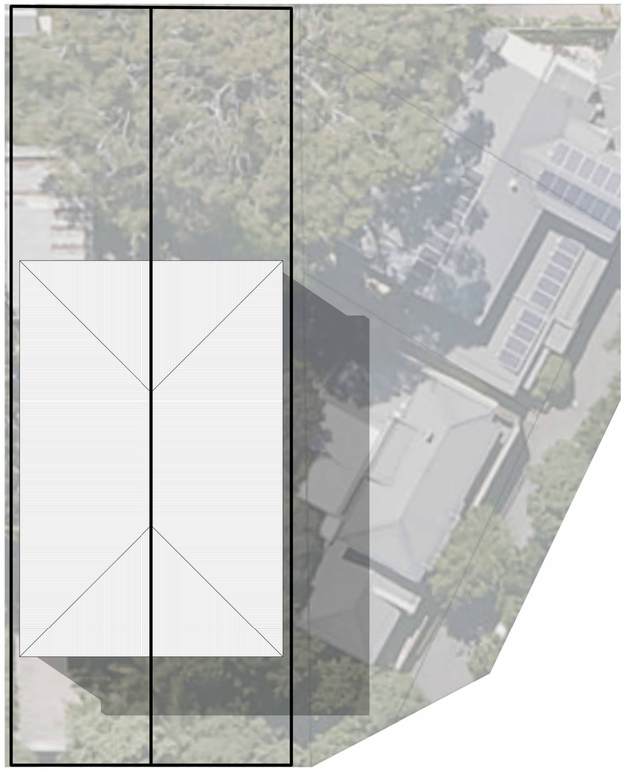

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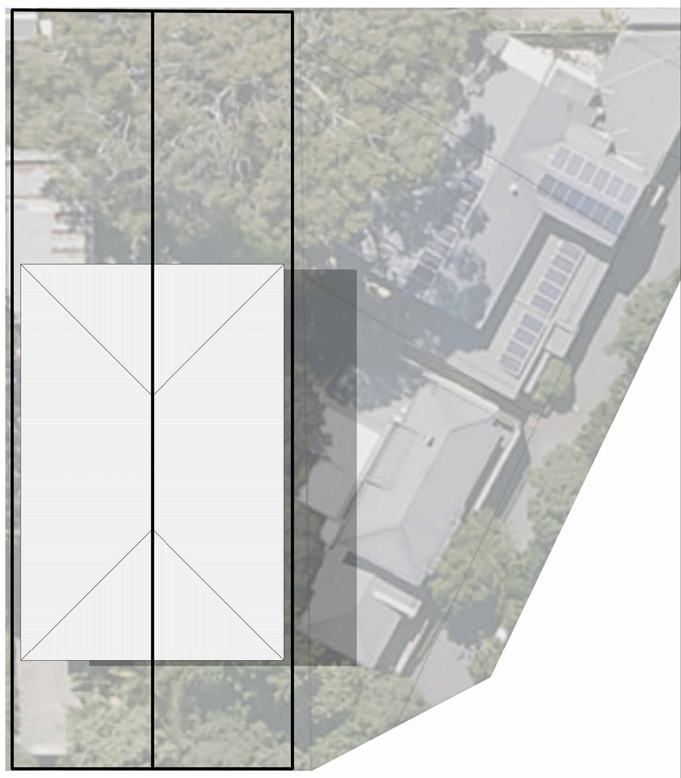

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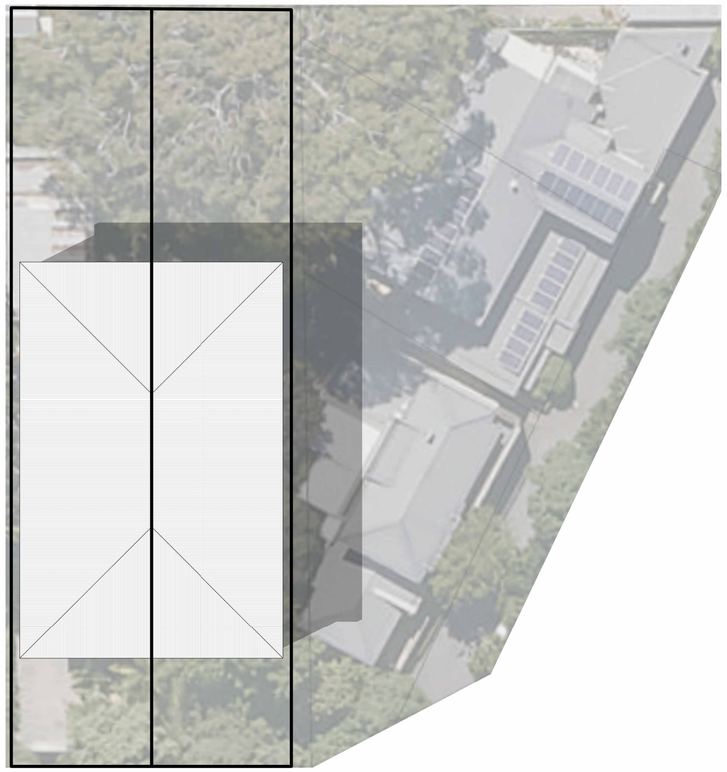

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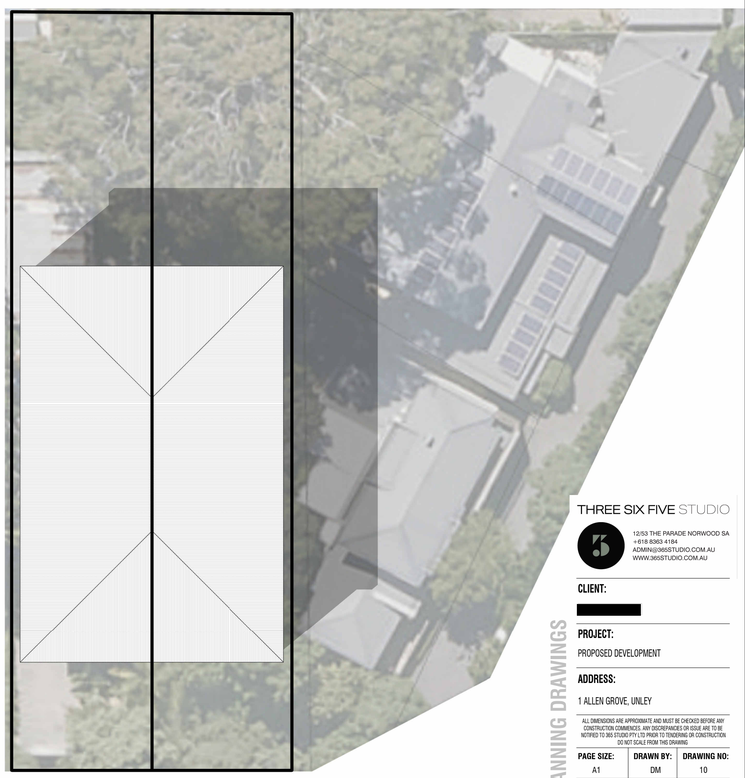

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SHADOW DIAGRAMS - WINTER SOLSTICE

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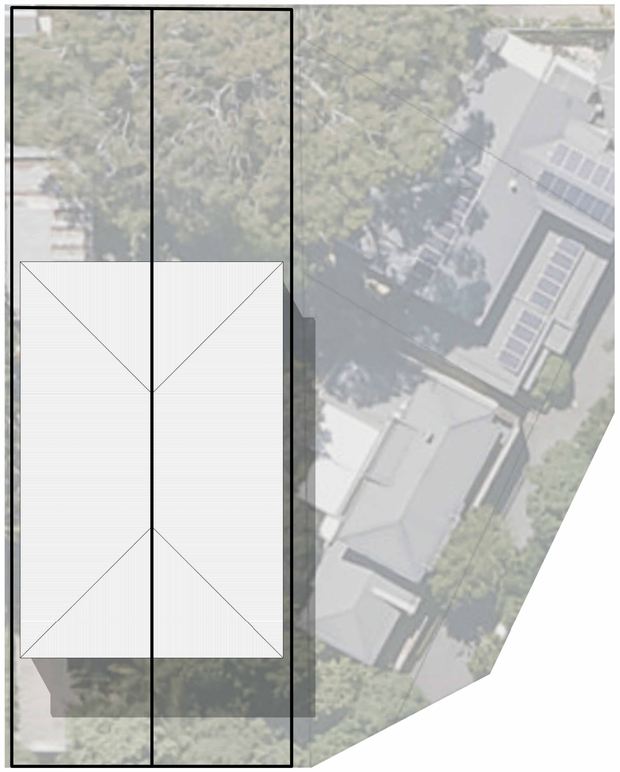

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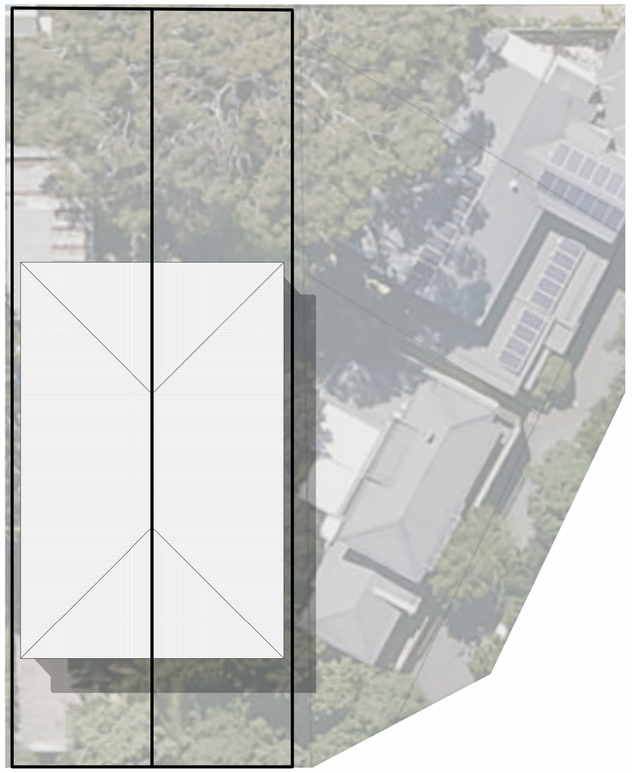

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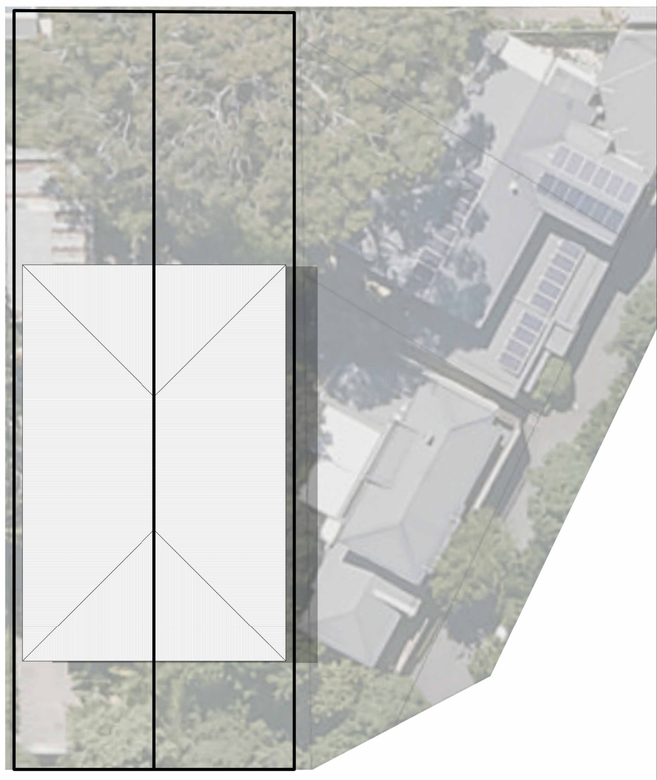

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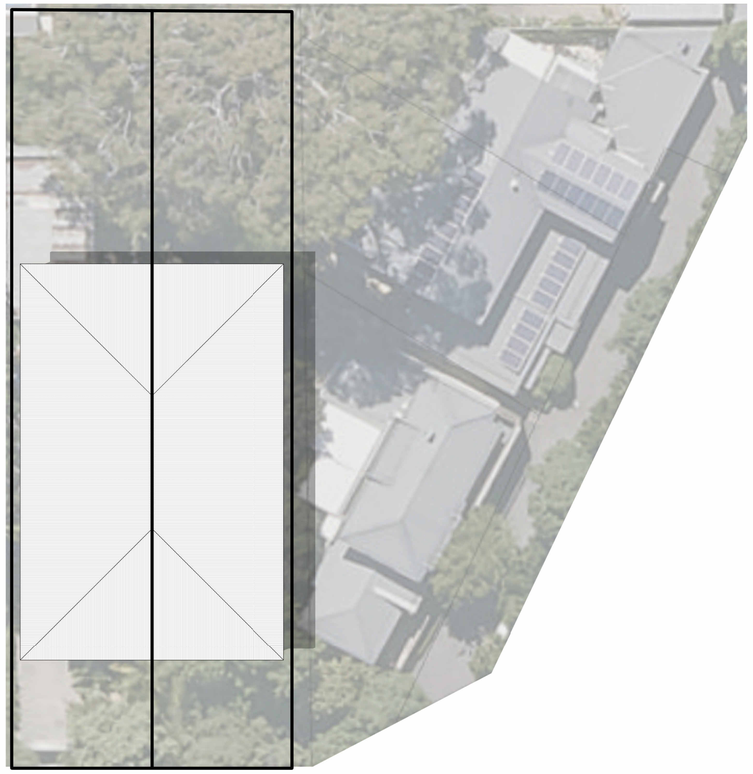

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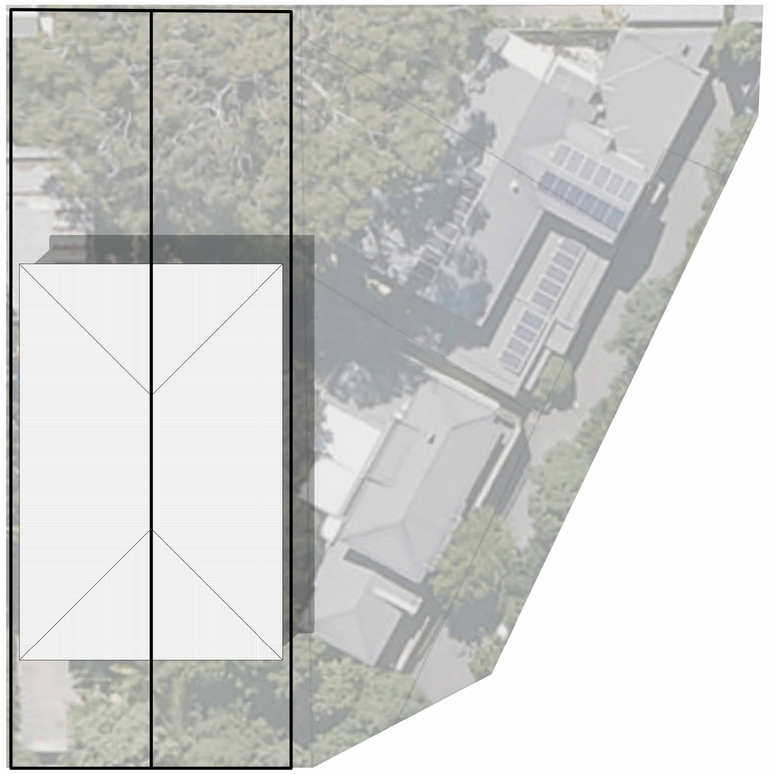

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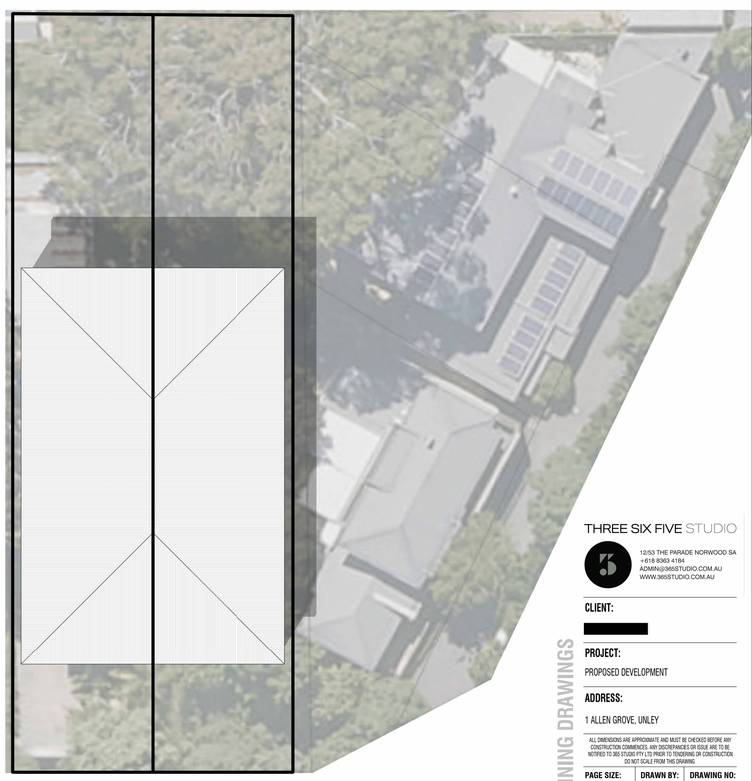

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SHADOW DIAGRAMS - SPRING SOLSTICE

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ATTACHMENT 4

TERTIARY TREE CONSULTING PTY LTD
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dylan@ttconsulting.net.au
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Phone 0400-259-505

DYLAN TEMPEST – ARBORICULTURAL CONSULTANT
MSc Master of Arboriculture and Urban Forestry, 'Class Dux' and recipient of the Top Student Award for the Master's Degree in Arboriculture and Urban Forestry, The University of Central Lancashire (MSc Arb)
AQF Level 8 Graduate Certificate of Arboriculture 1st class honours The University of Melbourne (Grad Cert ARB)
AQF Level 5 Diploma of Arboriculture (Dip Arb)
AQF Level 3 Certificate 3 or Arboriculture (Cert III Arb)
QTRA Advanced Quantified Tree Risk Assessment 5637
QTRA Quantified Tree Risk Assessor 5637
ISA TRAQ International Society of Arboriculture Tree Risk Assessment Qualification
VALID Tree Risk-Benefits Assessor
Gold Australian Arborist Industry License No: AL2360

JESSIE TEMPEST – ARBORICULTURAL CONSULTANT
AQF Level 5 Diploma of Arboriculture (Dip Arb)
QTRA Quantified Tree Risk Assessor 6987
ISA TRAQ International Society of Arboriculture Tree Risk Assessment Qualification

5 Million Professional Indemnity Insurance
20 Million Public Liability Insurance

Date:
26 February 2026

Arboricultural Impact Assessment, Tree Protection Specification and Tree Protection Plan. Revision C

Client:
[redacted]

Site Address:
1 Allen Grove
Unley
SA 5061

1. TABLE OF CONTENTS:

2. INTRODUCTION:

2.1 [redacted] representing [redacted] has engaged Tertiary Tree Consulting to complete an Arboricultural Impact Assessment, Tree Protection Specification and Tree Protection Plan for the site 1 Allen Grove, Unley SA 5061. The client stated the two trees have been nominated to be inspected in relation to a proposed development. This report will assess the nominated trees that may be impacted by the proposed development work or the associated activities.

2.2 The site inspection of the nominated trees occurred on 13 May 2025. This report will detail the condition of the nominated trees, specify the notional root zone (NRZ), and structural root zone (SRZ) as a radius from the centre of each tree trunk at ground level and recommend tolerable impacts into these areas. The Tree Protection Zone (TPZ) will also be specified in the Tree Protection Plan (TPP). Recommendations for removal or retention of a tree will be based on each tree's retention rating and hazard potential (SULE Rating), coupled with the compatibility of the tree with the proposed works.

2.3 To achieve the objectives of the report, the trees will be assessed noting the species, size, and general condition. The trees will be assessed using the internationally recognised VTA assessment method for above ground parts only. Tree characteristics and eventual sizes will be taken into consideration as will the tree's positions in relation to structures and hardscapes. Recommendations will be outlined in section 5 of the report. A detailed list of the tree survey will be provided in Appendix 2 of the report. An existing numerical system has been used to identify the trees for this report and future reference on this job site.

3. METHODS:

3.1 The trees were assessed using the standard Visual Tree Assessment technique (VTA). The trees were assessed from the ground for this report. AS4970-2025 equations/methods were used to quantify each tree protection zone (TPZ), notional root zone (NRZ), and structural root zone (SRZ) as a radius from the centre of each tree's trunk.

3.2 A Yamayo Million diameter tape was used to obtain the diameter at standard height (DSH) as recommended at 1.4 metres above ground level unless otherwise required by AS4970-2025 due to variations in a trees form. This measuring device was used to measure each circumference at one metre above ground level and each root buttress diameter (RBD). Where no access was available, reasonable estimates were made.

3.3 The height and spread of the trees were estimated.

3.4 An iPhone and SAPPA were used to take the photographs in this report.

3.5 The SULE rating system has been used as a guide to assist in determining the Safe Useful Life Expectancy of the trees surveyed. Refer to Appendix 1.

3.6 The IACA Significance of a Tree, Assessment Rating System (STARS) © (IACA 2010) © was used to determine the retention rating of the trees (refer to appendix 4).

3.7 ArborCAD and science-based Arboricultural literature were used to quantify the tree impacts and encroachments.

4. DISCUSSION AND TREE PROTECTIONS:

4.1 The Project Arborist must have a minimum qualification of AQF Level 5 in Arboriculture and must be engaged to advise and supervise the required tree protection actions to be undertaken during all of the development stages. The Project Arborist has the responsibility of producing, monitoring and certifying the Tree Protection Specification, and the Tree Protection Plan. There must be no deviation/alteration to the Tree Protection Specification and the Tree Protection Plan without written consent from the Project Arborist and the written consent of the relevant authority as required by AS4970-2025.

4.1.1 **Unauthorised alteration of recommendations in this report actions absolute nullity of this report.**

4.1.2 Only the Project Arborist can write the supervising and reporting documents as required by AS4970-2025.

4.2 An NRZ and SRZ are not a total exclusion zone. However, when encroachment thresholds trigger it, the Project Arborist must demonstrate that tree sensitive techniques with low or no impact are suitable for use within a NRZ and SRZ. Through a properly monitored construction process as required by AS4970-2025, tree sensitive development systems will allow for a tree sensitive design. When implementing properly monitored tree sensitive designs, the AS4970-2025 NRZ and SRZ impact on trees is heavily reduced and or eliminated.

4.3 An engineering bore log must be used to assess the site soil.

4.3.1 Removal of soil within a NRZ can remove roots causing tree damage. If fill is proposed within a NRZ, it must be of a coarser grade than the existing site soil. Due to gaseous exchange restrictions created by fill between the site grade and atmosphere leading to tree root asphyxiation, and excavations removing roots causing damage, any proposed grade change within a NRZ be it excavation or fill including depths and material must be approved in writing by the Project Arborist and the relevant authority (refer to the tree protection specification).

4.4 Based on the information provided by the client, the work will involve demolition of the existing dwelling and hardscapes and the construction of two new dwellings with associated landscaping. To achieve the work, any nominated trees are proposed to be retained and protected for the duration of the work in accordance with AS4970-2025 Protection of Trees on Development Sites and further science-based arboricultural literature. This will occur using tree sensitive development activities and protections where required to allow the work to proceed while protecting any tree worthy of retention. **Options for managing the retained tree(s) in this report will be provided as required by AS4970-2025 and will form part of the development approval consent conditions**.

4.5 AS4970-2025 section 1.3.17 defines the SRZ as,

> "*structural root zone SRZ*
> *theoretical area around the base of a tree required for the tree's stability in the ground*
> *Note 1 to entry: The woody root growth and soil cohesion in the SRZ are necessary to hold the tree upright. The SRZ is an area with the trunk at its centre and is expressed by its radius.*
> *Note 2 to entry: The SRZ considers a tree's structural stability only, not the root zone required for a tree's health and long-term viability, which is typically a much larger area*".

4.5.1 AS4970-2025 section 1.3.11 defines the NRZ as,

"notional root zone NRZ
zone enclosed by a radius of 12 times DSH that is a primary trigger for arboricultural input on a development site.

4.5.2 AS4970-2025 section 1.3.19 defines the TPZ as,

"tree protection zone TPZ
specified zone above and below ground and at given offsets from the trunk set aside to protect a tree's roots and crown where these might be damaged by development."

4.5.3 AS4970-2025 section 3.3.4 defines a minor NRZ encroachment as,

3.3.4 Minor NRZ encroachment
The proposed encroachment is considered minor if it is less than or equal to 10 % of the area of the NRZ, has not had recent NRZ encroachments and is outside of the SRZ (see clause 3.4) Generally, it is unlikely that there will be a significant impact to tree health, longevity or structure. Tree protection should be implemented during site works. To avoid a net loss of soil area and volume, an area equivalent to the encroachment shall be incorporated into the TPZ, unless the project arborist otherwise demonstrates that the tree will remain viable."

4.5.4 AS4970-2025 section 3.3.5 defines a moderate NRZ encroachment as,

"3.3.5 Moderate NRZ encroachment
"The proposed encroachment is considered moderate if it is greater than 10 % and less than or equal to 20 % of the area of the NRZ and is outside of the SRZ (see clause 3.4) A project arborist shall be engaged to review the proposed impact and undertake any other necessary investigation to address the factors listed in Clause 3.3.2 to demonstrate how the tree will remain viable. This may be through the implementation of suitable design measures and construction controls to mitigate impacts during the development process as part of a TPS and TPP. To avoid a net loss of soil area and volume, an area equivalent to the encroachment shall be incorporated into the TPZ, unless the project arborist otherwise demonstrates that the tree will remain viable."

4.5.5 AS4970-2025 section 3.3.6 defines a major NRZ encroachment as,

"3.3.6 Major NRZ encroachment
The proposed encroachment is considered major if it is greater than 20 % of the area of the NRZ or inside the SRZ (see clause 3.4) The project arborist shall be engaged to explore alternative designs with the design team and/or demonstrate that the tree will remain viable. Relevant factors listed in Clause 3.3.2 should also be considered.
For assessment of major encroachment a more detailed investigation is necessary. This can include research such as root investigation, soil analysis, historical records of the tree or site, relevant literature and examples of similar encroachments. A TPS and TPP should be prepared to support the retention of the tree. To avoid a net loss of soil area and volume, an area equivalent to the encroachment shall be incorporated into the TPZ, unless the project arborist otherwise demonstrates that the tree will remain viable.

4.6 The Trees, the Tree Encroachments, and the Impacts:

1. **Tree 1** nominated to be assessed is located within the verge adjacent to the site (refer to appendix 3 and appendix 5). The tree is a **Regulated Tree** that is protected at this site under the *South Australian Planning Development and Infrastructure Act 2016* the *South Australian Planning Development and Infrastructure (General) Regulations 2017* and the *Local Government Act 1999*.
2. The tree has good health and vigor.
3. The tree has a good structure.
4. The tree has a safe useful life expectancy of 15-40 years (refer to appendix 1 and 2 for further information).
5. The tree is a medium retention value tree (refer to appendix 2 and 4 for further information).
6. The tree retention value matrix assessment in appendix 4 finds the tree is rated as,

> ***"Consider for Retention (Medium) - These trees may be retained and protected. These are considered less critical; however, their retention should remain priority with removal considered only if adversely affecting the proposed building/works and all other alternatives have been considered and exhausted."***

7. **The tree is to be retained and protected.** AS4970-2025 recommends the encroachments into the root zones be assessed. AS4970-2025 differentiates between encroachments and impacts stating that tree sensitive design solutions reduce the impact of encroachments.

a) The encroachments for this tree are,
   I. Crossovers, Driveway and Underground Services within the property: 6.1% NRZ; 0.0% SRZ.
   II. Front Lawn, Fencing and Underground Services within the verge: >10.0% NRZ; 0.0% SRZ.

b) This constitutes a moderate encroachment under Clause 3.3.5 of AS 4970 2025.

c) To address this, the Project Arborist addressed the factors listed in 3.3.5 of AS4970-2025 (refer Section 4.7 AS4970-2025 Considerations in Determining the TPZ) and implemented appropriate design responses and construction controls (refer Section 4.8 Tree Protection plan).

d) Based on these findings, the resulting NRZ encroachment is considered low and acceptable and is not expected to result in tree-damaging activity.

1. **Tree 2** nominated to be assessed is located within the rear yard of the property (refer to appendix 3 and appendix 5). The tree is a **Significant** Tree that is protected at this site under the *South Australian Planning Development and Infrastructure Act 2016* and the *South Australian Planning Development and Infrastructure (General) Regulations 2017*.
2. The tree has good health and vigor.
3. The tree has an average structure.
4. The tree has a safe useful life expectancy of >40 years (refer to appendix 1 and 2 for further information).
5. The tree is a high landscape value tree (refer to appendix 2 and 4 for further information).
6. The tree retention value matrix assessment in appendix 4 finds the tree is rated as,

> ***Priority for Retention (High)*** ***- These trees are considered important for retention and should be retained and protected. Design modification or re-location of building/s should be considered to accommodate the setbacks as prescribed by the Australian Standard AS4970 Protection of trees on development sites. Tree sensitive construction measures must be implemented e.g. pier and beam etc if works are to proceed within the Tree Protection Zone.***

7. **The tree is to be retained and protected.** AS4970-2025 recommends the encroachments into the root zones be assessed. AS4970-2025 differentiates between encroachments and impacts stating that tree sensitive design solutions reduce the impact of encroachments.

a) The encroachments for this tree are,
   I. Alfresco, Retaining Wall, Pathway, Underground Services and Rainwater Tank: 11.0% NRZ; 0.0% SRZ.
   II. Lawn and Fencing: >10.0% NRZ and SRZ.

b) This constitutes a moderate encroachment under Clause 3.3.5 of AS 4970 2025.

c) To address this, the Project Arborist addressed the factors listed in 3.3.5 of AS4970-2025 (refer Section 4.7 AS4970-2025 Considerations in Determining the TPZ) and implemented appropriate design responses and construction controls (refer Section 4.8 Tree Protection plan).

d) Based on these findings, the resulting NRZ encroachment is considered low and acceptable and is not expected to result in tree-damaging activity.

4.7 AS4970-2025 Considerations in Determining the TPZ:

When determining a TPZ the following factors should be considered where relevant:

(a) Location and distribution of the roots.

The NRZ has been calculated via the AS4970-2025 methods. The TPZ is within the green hatching area, council verge and neighbouring property (refer appendix 5). Work in this area must be completed via tree sensitive methods as specified within section 4.8 herein this report (The Tree Protection Specification).

(b) Potential loss of root mass resulting from the encroachment (number of roots and diameter of roots).

The TPZ encroachments will follow tree sensitive work methods where required to minimise impacts (refer to the Tree Protection Specification in section 4.8 herein this report) Furthermore, the acceptable amounts of roots lost will quickly be replaced as trees replace fine feeder roots every week to six months depending on thickness (Hirons and Thomas 2018), while new fine feeder roots proliferate within short periods of time from pruned roots (Gilman 2012).

(c) Tree species and tolerance to root disturbance.

Tree 1: This species has a moderate to high tolerance to root disturbance and will not be adversely affected by the proposed works. Furthermore, this specimen is already established within an anthropic environment, indicating a degree of acclimatisation to human activities, soil modifications, and mechanical stresses typically encountered in urban contexts (Grabosky & Gilman, 2004). The tree will tolerate the proposed low and acceptable impacts.

Tree 2: This species generally has a lower tolerance to root disturbance. The proposed encroachment is only slightly over the 10.0% threshold, and all activity beyond this is to be conducted using tree sensitive methods. The tree will tolerate the proposed low and acceptable impacts.

(d) If the works will result in a temporary (e.g. service trench) or permanent (e.g. basement carpark) loss of available soil volume.

The proposed soil volume loss is minimal.

(e) Age, health, current size and projected size of the tree.

Tree 1 is a semi mature tree; the tree exhibits a good health rating. Given its species, site conditions, and current form, it is expected to reach a projected height of 10-15 metres.

Tree 2 is a mature tree; the tree exhibits a good health rating. Given its species, site conditions, and current form, it is expected to reach a projected height of 30-35 metres.

(f) Presence of other trees with overlapping NRZ or grafted roots.

There are other trees within the NRZ of Trees 1 and 2 that are to be removed for the purpose of this development. The impact to the nominated trees will be minimal.

(g) Proposed staging and timing of excavation or root-cutting.

Not applicable.

(h) Proposed tree maintenance and tree care activities.

Tree watering is required. Please refer to section 4.8 here in this report (The Tree Protection Specification) for the tree maintenance and tree care activities.

(i) Lean and stability of the tree.

The nominated trees appear stable in the ground. The proposed NRZ impacts will not destabilise the trees.

(j) Soil characteristics and volume, topography and drainage.

The trees have acclimated well in their environment and so the available soil characteristics and volumes, topography, and drainage are not deleteriously affecting the trees.

(k) Presence of existing or past structures, obstacles affecting root growth or recent encroachments.

No present or past structures have affected root growth.

(l) Proposed construction measures that reduce the impact on trees.

Please refer to the Tree Protection Specification within section 4.8 herein this report for the tree sensitive construction measures.

(m) Whether a root investigation is required. The location and distribution of the roots should be determined through minimally destructive investigation methods (pneumatic, hydraulic, hand digging or ground penetrating radar). Photographs should be taken and, where needed to address geospatial issues, a root map should be prepared.

NOTE 1 Construction measures such as pier and beam, suspended slabs, cantilevered building sections and screw piles can reduce the impact of encroachment.

NOTE 2 Root damage should be minimized during this process. The roots should only be exposed for as long as required to meet the purposes of the investigation.

Root investigation prior to the proposed development is not required. The NRZ and SRZ encroachments will follow tree sensitive works methods where required (refer the Tree Protection Specification within section 4.8 herein this report).

4.8 Tree Protection Specification (TPS):

1. **Visual Cross Referencing:** Please refer to appendix 5 for the Tree Protection Plan which provides visual information that will assist you in interpreting this Tree Protection Specification.

2. **Site Meeting:** A site meeting must occur between the Project Arborist and the builder addressing this tree protection specification before site works commence: **The Project Arborist must certify this meeting has occurred. The local council may request this document (AS4970-2025).**

3. **Tree Watering:** The TPZ must be irrigated and kept moist for 4 weeks before site works commence and is to continue throughout the length of the project. This must be tasked to a competent person and must occur at the rate of 3-litres of water per square metre of land on any week when less than 3mm of rain has fallen in the locality (AS4970-2025).

4. **Tree Pruning:** To allow for construction of the dwelling, minor branch pruning to raise the lower canopy may be required. This will remove less than 10% of the tree crown. Tree pruning must follow AS4373-2007 *Pruning of Amenity Trees* by having all final cuts to branch collars. This pruning must be undertaken by a minimum AQF level 3 Arborist.

5. **TPZ Fencing:** A two-metre-tall temporary chain mesh tree protection fence must be installed in the location as drawn in yellow (refer appendix 5) complying with AS4687 and AS4970-2025. This will protect the TPZ while allowing the works to proceed. Signage identifying the TPZ must be attached to the TPZ fencing complying with AS4970-2025 and AS1319. If the boundary fence within the TPZ of tree 2 is to be replaced, if not immediately replaced by a new fence, temporary fencing must be put in its place until a new fence is installed. The Project Arborist must certify the tree protection measures are correctly installed. The local council may request this document. **This fence can be removed in consultation with The Project Arborist at the point of landscaping.**

6. **Machinery Access:** No machinery access is permitted within the TPZ area at any time (AS4970-2025).

7. **Fencing (within the tree sensitive method area):** For the dividing fence between the proposed properties and if the fencing within the TPZ of Tree 2 is to be replaced, the existing post holes may be used. Any further post excavations are to be dug by hand or by hydrovac. If a tree root > 40 mm diameter is encountered during this process, a new offset hole will be required to be excavated. **This must occur under the direct supervision of the Project Arborist with certification submitted to the local council** (Roberts *et al.*, 2018; AS4970-2025).

8. **Underground Services (within the council verge):** Within the council verge, service/drainage trenches must be excavated by hand or with a hydrovac. The water jet on the hydrovac wand must not exceed 1400PSI to assist in ensuring roots >40mm diameter are not damaged. All services/drainage must be installed without damage to roots with a diameter >40mm. The tree roots must be kept moist, and the trench must be backfilled in a timeframe specified by The Project Arborist and will be determined by the weather at the time of work and the roots found during this process. **This must occur under**

the direct supervision of The Project Arborist. The Project Arborist must certify this tree protection measure has occurred. The local council may request this document.

9. Grade Changes (within the tree sensitive method areas):

I. **Rear and Front Lawn and Garden:** Within the tree sensitive method area (refer green hatching in appendix 5), there must be no cutting of the existing grade. A light scrape of the top of the grade is acceptable to remove old vegetation back to the site soil level. Cultivation of soil for the lawn must not exceed a depth of 100mm. If new soil is to be added it must be of a coarser grade than the existing site soil and not exceed a depth of 250mm. When digging holes for planting, tree roots >40mm diameter must not be damaged. If a root >40mm diameter is where a hole is being dug, a new offset hole must dug to avoid the root. If mulch is to be on top of the garden beds it must not exceed a depth of 50mm and must comply with AS4454.

10. **Project Arborist Site Inspections, Monitoring, and Certifications:** In line with AS4970-2025, the Project Arborist must monitor and certify the work at this site as specified within this tree protection specification and the recommendations section herein this report. **The local council may request these documents.**

11. **Further Tree Protections:** Unless specifically specified within this tree protection specification, the following activities (a)-(i) inclusive are not permissible within the Tree Protection Zone and form part of the tree protection specification for the nominated tree to be retained. **This does not apply to work within the red hatching area in appendix 5**.

(a) Excavation, cultivation or disturbance of the soil, including scraping of the surface.
(b) Equipment and material storage.
(c) Preparation of chemicals, including preparation of cement products.
(d) Movement or parking of vehicles and plant.
(e) Dumping of waste.
(f) Spreading or stockpiling of fill.
(g) Refuelling.
(h) Washing down and cleaning of equipment or hard surfaces.
(i) Fires.
(j) Physical damage to the tree.
(AS4970-2025)

5. RECOMMENDATIONS:

5.1 After reviewing the site and the information provided by the client, the author of this report recommends the work that is proposed at this site proceed with the following actions.

5.2 Development approval must be granted prior to proceeding with the recommendations contained within this report.

5.3 The assessed design enables the retention and protection of nominated Trees 1 and 2.

5.4 All tree protection measures must be in place as described in the tree protection specification (section 4.8 herein this report) prior to the commencement of any work. The installation of the tree protection measures will assist in reducing the impact to the tree(s) nominated for retention. **The Project Arborist must certify the tree protection measures are correctly installed prior to commencement of any site work. The local council may request this document.**

5.5 **Some works within the TPZ must be supervised and recorded by the Project Arborist as described within the tree protection specification (section 4.8 herein this report). The local council may request these documents.** It is the client's responsibility to arrange site inspections and coordinate works with The Project Arborist.

5.6 At the point of landscaping, a meeting between the landscapers and the Project Arborist must occur to discuss the tree protection specification prior to the commencement of the landscaping work.

5.7 At practical completion the retained tree(s) herein this report will be inspected by The Project Arborist to determine if the tree(s) have been maintained in accordance with this report. **From this inspection, the certification of tree protection must be issued by The Project Arborist as required by AS4970-2025. The local council may request this document.**

5.8 Following the tree protection specification (section 4.8 herein this report) for the retained tree(s) will protect the tree(s) during the proposed development; therefore, the proposed development will not cause tree damaging activity to the retained tree(s) and therefore may proceed. **All site-specific tree protection/tree sensitive work instructions listed in section 4.8 and 5 herein this report must be strictly adhered to.**

Kind regards

Jessie Tempest Dip Arb, QTRA, ISA TRAQ
Tertiary Tree Consulting
Ph: 0400 259 505
dylan@ttconsulting.net.au
www.ttconsulting.net.au

6. REFERENCES:

Barrell Tree Consultancy 2009, Tree AZ, SULE: Its use and status into the New Millennium

Footprint Green Pty Ltd 2001, Footprint Green Tree Significance & Retention Value Matrix, Avalon, NSW Australia, www.footprintgreen.com.au

Dunster, J., Smiley, E., Matheny, N. and Lilly, S. (n.d.). *Tree risk assessment manual*. 2nd ed. Champaign, Illinois: International society of arboriculture.

Gilman, E. (2012). *An illustrated guide to pruning*. 3rd ed. Clifton Park, NY: Delmar.

Gilman, E.F. (1997). *Trees for Urban and Suburban Landscapes*. Delmar Publishers, Albany, NY.

Grabosky, J., & Gilman, E. (2004). Measurement and prediction of tree growth reduction from tree root pruning. *Journal of Arboriculture*, 30(6), 346–354.

Lilly, S. (2010). *Arborists' certification study guide*. [Urbana, Ill.]: International Society of Arboriculture.

Lonsdale, D., 2013. *Principles of tree hazard assessment and management*. 7th ed. [London]: [TSO].

Roberts, J., Jackson, N. and Smith, D., 2018. *Tree roots in the built environment*. 3rd ed. Stonehouse UK: Arboricultural Association.

South Australian Planning Development and Infrastructure Act 2016

South Australian Planning Development and Infrastructure (General) Regulations 2017.

South Australia Local Government Act 1999

Standards Australia 2025, *Protection of trees on development sites,* Standards Australia, Sydney.

7. APPENDICES:

Appendix 1, Barrell Safe Useful Life Expectancy (SULE):

1: Long SULE: Trees that appeared to be retainable at the time of assessment for more than 40 years with an acceptable level of risk.

(a) Structurally sound trees located in positions that can accommodate future growth.
(b) Trees that could be made suitable for retention in the long term by remedial tree care.
(c) Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long-term retention.

2: Medium SULE: Trees that appeared to be retainable at the time of assessment for 15–40 years with an acceptable level of risk.

(a) Trees that may only live between 15 and 40 more years.
(b) Trees that could live for more than 40 years but may be removed for safety or nuisance reasons.
(c) Trees that could live for more than 40 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.
(d) Trees that could be made suitable for retention in the medium term by remedial tree care.

3: Short SULE: Trees that appeared to be retainable at the time of assessment for 5–15 years with an acceptable level of risk.

(a) Trees that may only live between 5 and 15 more years.
(b) Trees that could live for more than 15 years but may be removed for safety or nuisance reasons.
(c) Trees that could live for more than 15 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.
(d) Trees that require substantial remedial tree care and are only suitable for retention in the short term.

4: Remove: Trees that should be removed within the next 5 years.

(a) Dead, dying, suppressed or declining trees because of disease or inhospitable conditions.
(b) Dangerous trees because of instability or recent loss of adjacent trees.
(c) Dangerous trees because of structural defects including cavities, decay, included bark, wounds or poor form.
(d) Damaged trees that are clearly not safe to retain.
(e) Trees that could live for more than 5 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.
(f) Trees that are damaging or may cause damage to existing structures within 5 years.
(g) Trees that will become dangerous after removal of other trees for the reasons given in (a) to (f).
(h) Trees in categories (a) to (g) that have a high wildlife habitat value and, with appropriate treatment, could be retained subject to regular review.

5: Small, young, or regularly pruned: Trees that can be reliably moved or replaced.

(a) Small trees less than 5m in height.
(b) Young trees less than 15 years old but over 5m in height.
(c) Formal hedges and trees intended for regular pruning to artificially control growth.

Appendix 2, Assessment of Trees:

Tree No.	*Species*	C @ 1M AGL (mm) ##	Legal Status *SA Planning Development and Infrastructure Act 2016 and General Regs 2017* ###	Height (m)	DSH* & RBD** (mm)	Canopy Spread (m)	NRZ *** SRZ (m)	Health #	Structure #	SULE Rating ****	Landscape Rating +	Observations and Comments
1	*Brachychiton populneus* Kurrajong	>1000 <2000	Regulated	6	390 400	6	4.68 2.25	G	G	2	M	**Retain and Protect** The tree is also protected under the *Local Government Act 1999*
2	*Corymbia citriodora* Lemon Scented Gum	>2000	Significant	26	1240 1360	30	14.88 3.77	G	A	1	H	**Retain and Protect**

Explanatory Notes for the Table

- ***DSH = Diameter of trunk at standard height.**
- ****** **RBD = Root Buttress Diameter used to measure the Structural Root Zone (SRZ).**
- ********NRZ is 12x the DSH at 1.4m, SRZ is the trees structural root zone. Refer to AS4970 for details.**
- ********** **SULE Explanation can be found in Appendix 1.**
- **+ IACA Landscape value and S.T.A.R.S Rating system. Refer to Appendix 4.**
- **# Health values represented above are D = Dead, P = Poor, BA = Below Average, A = Average, G = Good.**
- **# Structure values represented above are P = Poor, BA = Below Average, A = Average, G = Good.**
- **## Circumference at 1 metre above ground level.**
- **### Legal status under the *South Australian Planning Development and Infrastructure Act 2016* and *South Australian Planning Development and Infrastructure (General) Regulations 2017*.**

Appendix 3, Images of the Trees:

Figure 1: Tree 1.

Figure 2: Tree 2.

Figure 3: Aerial site image with tree(s) indicatively plotted/numbered.

Appendix 4, Legend for S.T.A.R.S Matrix Assessment:

IACA Significance of a Tree, Assessment Rating System (STARS) © (IACA 2010) ©

In the development of this document IACA acknowledges the contribution and original concept of the Footprint Green Tree Significance & Retention Value Matrix, developed by Footprint Green Pty Ltd in June 2001.

The landscape significance of a tree is an essential criterion to establish the importance that a particular tree may have on a site. However, rating the significance of a tree becomes subjective and difficult to ascertain in a consistent and repetitive fashion due to assessor bias. It is therefore necessary to have a rating system utilising structured qualitative criteria to assist in determining the retention value for a tree. To assist this process all definitions for terms used in the Tree Significance - Assessment Criteria and Tree Retention Value - Priority Matrix, are taken from the IACA Dictionary for Managing Trees in Urban Environments 2009.

This rating system will assist in the planning processes for proposed works, above and below ground where trees are to be retained on or adjacent a development site. The system uses a scale of High, Medium and Low significance in the landscape. Once the landscape significance of an individual tree has been defined, the retention value can be determined.

IACA Significance of a Tree, Assessment Rating System (STARS) © (IACA 2010) ©

		Significance				
Estimated life expectancy		1. High Significance in Landscape	2. Medium Significance in Landscape	3. Low Significance in Landscape	4. Environmental Pest / Noxious Weed Species	5. Hazardous / Irreversible Decline
	Long >40 years					
	Medium 15-40 Years					
	Short <1-15 Years					
	Dead					

Legend for Matrix Assessment:

	Priority for Retention (High) - These trees are considered important for retention and should be retained and protected. Design modification or re-location of building/s should be considered to accommodate the setbacks as prescribed by the Australian Standard AS4970 Protection of trees on development sites. Tree sensitive construction measures must be implemented e.g. pier and beam etc if works are to proceed within the Tree Protection Zone.

	Consider for Retention (Medium) - These trees may be retained and protected. These are considered less critical; however, their retention should remain priority with removal considered only if adversely affecting the proposed building/works and all other alternatives have been considered and exhausted.
	Consider for Removal (Low) - These trees are not considered important for retention, nor require special works or design modification to be implemented for their retention.
	Priority for Removal - These trees are considered hazardous, or in irreversible decline, or weeds and should be removed irrespective of development.

Tree Significance - Assessment Criteria:

1. High Significance in landscape:
The tree is in good condition and good vigour; - The tree has a form typical for the species; - The tree is a remnant or is a planted locally indigenous specimen and/or is rare or uncommon in the local area or of botanical interest or of substantial age; - The tree is listed as a Heritage Item, Threatened Species or part of an Endangered ecological community or listed on Councils Significant Tree Register; - The tree is visually prominent and visible from a considerable distance when viewed from most directions within the landscape due to its size and scale and makes a positive contribution to the local amenity; - The tree supports social and cultural sentiments or spiritual associations, reflected by the broader population or community group or has commemorative values; - The tree's growth is unrestricted by above and below ground influences, supporting its ability to reach dimensions typical for the taxa in situ - tree is appropriate to the site conditions.

2. Medium Significance in landscape
The tree is in fair-good condition and good or low vigour; - The tree has form typical or atypical of the species; - The tree is a planted locally indigenous or a common species with its taxa commonly planted in the local area - The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from the street, - The tree provides a fair contribution to the visual character and amenity of the local area, - The tree's growth is moderately restricted by above or below ground influences, reducing its ability to reach dimensions typical for the taxa in situ.

3. Low Significance in landscape
The tree is in fair-poor condition and good or low vigour; - The tree has form atypical of the species; - The tree is not visible or is partly visible from surrounding properties as obstructed by other vegetation or buildings, - The tree provides a minor contribution or has a negative impact on the visual character and amenity of the local area, - The tree is a young specimen which may or may not have reached dimension to be protected by local Tree Preservation orders or similar protection mechanisms and can easily be replaced with a suitable specimen, - The tree's growth is severely restricted by above or below ground influences, unlikely to reach dimensions typical for the taxa in situ - tree is inappropriate to the site conditions, - The tree is listed as exempt under the provisions of the local Council Tree Preservation Order or similar protection mechanisms, - The tree has a wound or defect that has potential to become structurally unsound.

4. Environmental Pest / Noxious Weed Species
The tree is an Environmental Pest Species due to its invasiveness or poisonous/ allergenic properties, - The tree is a declared noxious weed by legislation.

5. Hazardous/Irreversible Decline
The tree is structurally unsound and/or unstable and is considered potentially dangerous, - The tree is dead, or is in irreversible decline, or has the potential to fail or collapse in full or part in the immediate to short term.

The tree is to have a minimum of three (3) criteria in a category to be classified in that group.

Note: The assessment criteria are for individual trees only, however, can be applied to a monocultural stand in its entirety e.g. hedge.

Appendix 5, Tree Protection Plan. TPZ Area Works Must Occur As Per Sections 4.8 and 5 Herein This Report

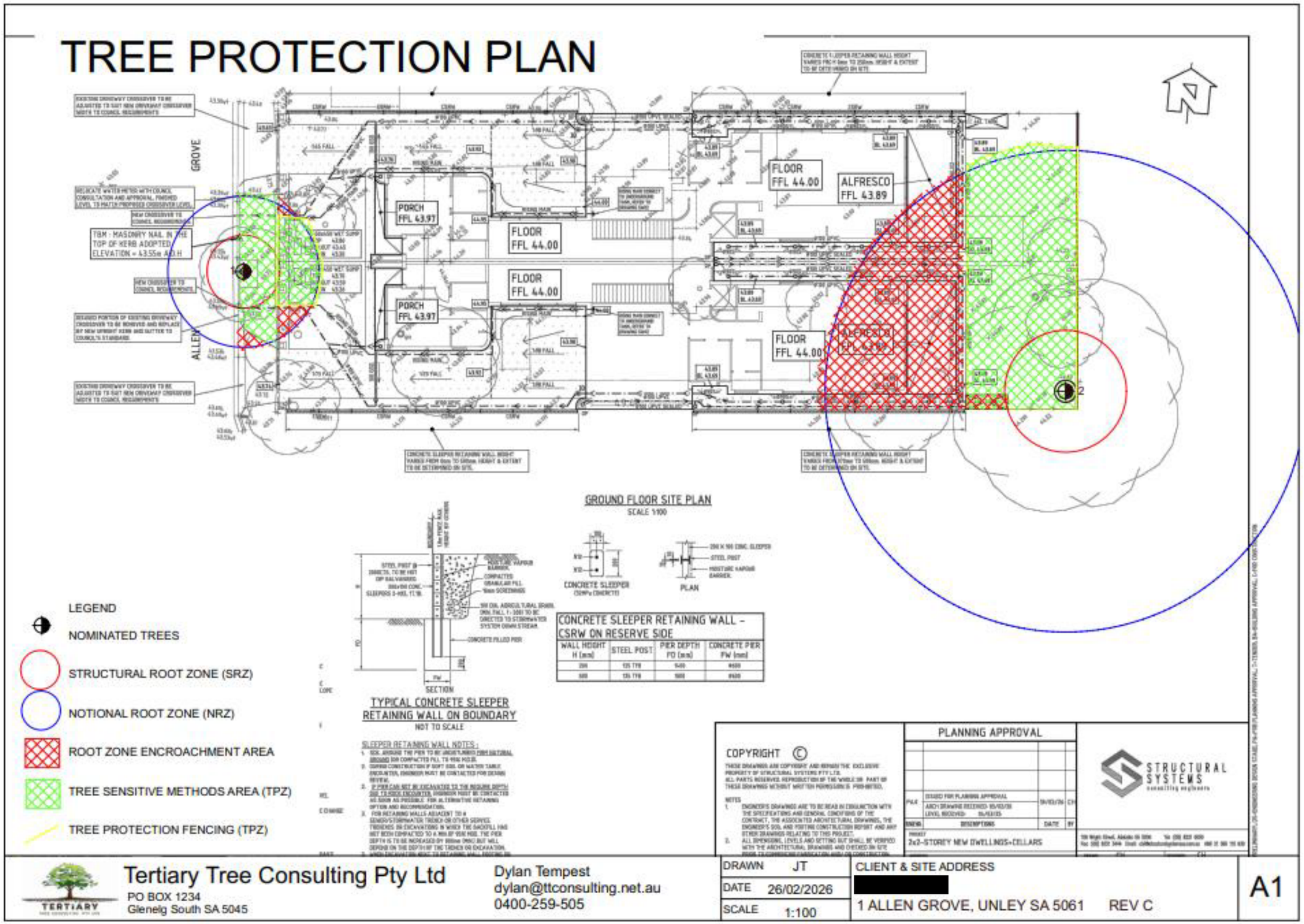


Figure 4: Tree Protection Plan. Refer to sections 4.8 and 5 for written information

Appendix 6, Non-Compliance of Tree Protections and Legal Consequences:

Please be aware there are large penalties for damage caused to protected trees. Failure to comply with any part of the tree protections within this report will result in the party taking responsibility for all associated legislated consequences. Under the *South Australian Planning Development and Infrastructure Act 2016* and the *South Australian Planning Development and Infrastructure (General) Regulations 2017*. Tree Damaging Activity penalties are up to 120K per offence plus criminal convictions.

Furthermore, penalties apply for damaging trees protected within the *South Australian Local Government Act 1999*.

From: [redacted]

Date: 3/3/2026 4:28:27 AM

Subject: RE: Request for Documentation - DA 26005664 - 1 Allen Grove, Unley

Hi Mark

The Tree Protection Specification specifies hand digging or hydrovaccing within the verge to install the underground services, this method is commonly used.

When we use this method, the roots are retained and the services are installed underneath the roots, so no tree damaging activity occurs, a consulting arborist supervises to ensure no damage occurs. The council planner will know this method.

You could argue this or, if it still works to move the services out of the NRZ you could do that if you prefer to copitulate to the council's request.

Kind regards

TERTIARY
TREE CONSULTING PTY LTD

Jessie Tempest | Arboricultural Consultant

Forming Relationships and Delivering Solutions

MSc Master of Arboriculture and Urban Forestry Class Dux and recipient of the Top Student Award for the Masters Degree in Arboriculture and Urban Forestry, The University of Central Lancashire (MSc Arb)

AQF Level 8 Graduate Certificate of Arboriculture 1st class honours, The University of Melbourne, Burnley Campus (Grad Cert Arb)

AQF Level 5 Diploma of Arboriculture (Dip Arb)

AQF Level 3 Certificate 3 of Arboriculture (Cert III Arb)

QTRA Advanced Quantified Tree Risk Assessor 5637

QTRA Quantified Tree Risk Assessor 5637

ISA TRAQ International Society of Arboriculture Tree Risk Assessment Qualification

VALID Tree Risk-Benefits Assessor

ATTACHMENT 5

LANDMARK
PLANNING ADVISORS

landmarkplanning.com.au

188 Greenhill Road, Parkside | 0402 778 373

February 24, 2026

Tim Boruner
City of Unley
Via: The PlanSA Portal

Dear Tim,

RE: 1 ALLEN GROVE, UNLEY

I act for the [redacted] (**Proponent**).

The Proponent seeks planning consent (**consent**) from the City of Unley (**Council**) to construct two semi-detached dwellings comprising of two "building levels", a basement, and an associated front fence (**proposed development**) at 1 Allen Grove, Unley (**site**).

As you are aware, a previous development application (DA 25011253) was presented to the City of Unley Council Assessment Panel (**CAP**) on 16 December 2025, where it was refused. Following this decision, the Proponent has carefully reviewed the reasons for refusal and amended the design to address these matters. A summary of the key revisions is provided below.

Historic Area Overlay (HAO) - PO 1.1

Reason for refusal:

"This proposal has largely ignored the Historic Statement Un19 in terms of: Building Height, Proportions, Roof Heights, volumes and shapes, materials and Architectural style."

In response, the proposed development has been comprehensively redesigned to better reflect the characteristics of the *Residential Spacious Unley (Allen Grove) Historic Area Statement (Un19)*. This includes:

- **Traditional streetscape presentation:** The dwellings have been redesigned to read as a single, cohesive built form, presenting as a contemporary interpretation of a double-fronted cottage, an architectural style commonly found between the 1920s and 1940s.
- **Appropriate siting:** The proposed development retains the visual impression of a generous frontage, with front setbacks that align with the adjacent buildings. It also incorporates side and rear setbacks that appropriately respond to the Established Neighbourhood (**EN**) Zone, particularly at the upper levels.
- **Roof form and building height:** A hipped roof has been introduced to the front portion of the dwellings, effectively concealing the upper level behind it and enabling the development to present to Allen Grove as a predominantly single-storey built form.
- **Garage placement:** The garages are positioned well behind the primary façade of each dwelling and are screened by the built form in front, making them largely unobtrusive from the street. This ensures they present as a minor, recessive element within the streetscape.
- **Fencing and landscaping:** Open-style front fencing up to 1.5 metres in height is proposed, complemented by soft landscaping forward of the building line to enhance the streetscape.

HAO - POs 2.1 and 2.2

Reasons for refusal:

"The introduction of an under-croft is not consistent with the prevailing current nor historic characteristics."

"Development is not consistent with the prevailing building and wall heights in the historic area- in terms of Character Attributes that the Historic Overlay identifies as recognised importance."

In response, the previously proposed undercroft garaging has been removed and replaced with a conventional basement, which will not be visible from the primary street. A hipped roof has also been incorporated at the front portion of each dwelling, enabling the upper levels to be largely concealed behind the roof form.

Collectively, these changes allow the proposed development to present to Allen Grove as a predominantly single-storey-built form, consistent with the desired character of the HAO.

HAO - PO 2.3

Reason for refusal:

"Largely in terms of overall form, a lack of deep front verandahs, lack of articulation and introduction of the under-croft and driveway depth all of which alters the streetscape character away from the Historic overlay intent."

In response, and as outlined above, the proposed development has been comprehensively redesigned to adopt a contemporary interpretation of a traditional double-fronted cottage, now incorporating front verandahs/porches to each dwelling. This significantly improves façade articulation and reinstates the established rhythm of verandah-dominated frontages that characterises the HAO.

The front portion of each dwelling achieves generous separation from the adjacent properties to accommodate the driveways, contributing to an appropriate sense of spacing within the streetscape.

HAO - PO 2.3

Reason for refusal:

"Introducing timber panelling is not consistent with the historic or infill development."

In response, the front façades have been redesigned to remove all timber panelling. The material palette for the front façade now features a combination of stone cladding and face brick, both of which reflect the traditional materials commonly found in character dwellings within the HAO.

EN - PO 2.1

Reason for refusal:

"The allotments are significantly smaller in area and frontage than anticipated for the zone and does not meet the prevailing pattern of development in terms of size and width."

As outlined in the CAP Report prepared by Council staff for DA 25011253, both the site areas and frontages were previously supported on the basis that they are compatible with the prevailing development pattern of the locality. The report summarised this position as follows:

> *"The primary point of consideration within PO 2.1 is the compatibility of the proposal with the prevailing development pattern in the locality.*
>
> *The locality, as shown above in Figure 1 (above), contains 40 allotments. Based on Council records, these allotments are of varying sizes with the largest being the subject site at 906m^2 and the smallest being 217m^2. The average allotment size in the locality is 512m^2. The proposed sites are to both be 453m^2, an 11% variance to the average. Whilst this variance is not insignificant it is considered to be consistent with the prevailing pattern of development, especially in the southeastern section of Allen Grove.*
>
> *Further, the frontages in the locality are generally between 17 and 19m for detached dwellings with semidetached and group dwellings having frontages similar to that proposed.*
>
> *On balance, whilst the site area and frontages fall short of the desired minimums in DPF 2.1, the proposed sites are consistent with the prevailing pattern of development and are considered to satisfy PO 2.1."*

Given that the site areas and frontage widths remain unchanged from the previous application, they are considered appropriate in this instance.

Design in Urban Areas - POs 7.1 and 22.1

Reasons for refusal:

"The proposal does not provide sufficient soft landscaping forward of the building line that enhances the appearance of the dwellings when viewed from the public realm."

"The negatively impacts on the streetscape appearance due to limited plantings and fencing opportunities."

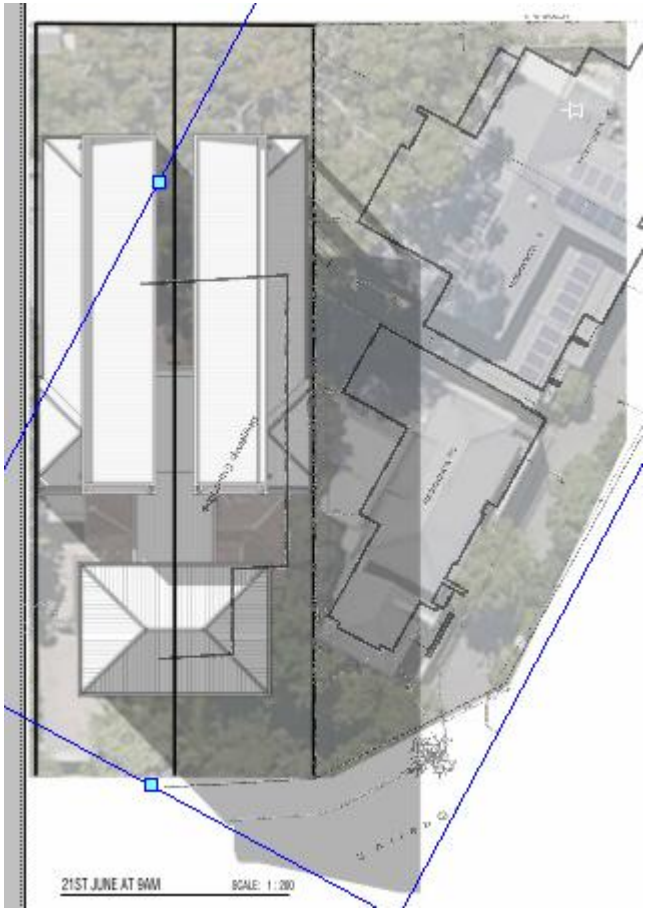
As outlined above, the previously proposed undercroft garaging has been removed and replaced with a conventional basement. This redesign substantially increases the area available for soft landscaping forward of the building line, with more than 64 square metres now provided across the frontage of the proposed development (an increase from 20 square metres). This allows for tree plantings that comply with PO 1.1 of the Urban Tree Canopy Overlay. In addition, a landscaped strip 0.7 metres wide is incorporated along each side boundary, consistent with the landscaping width prescribed by DPF 22.1 of the Design in Urban Areas Section of the Code.

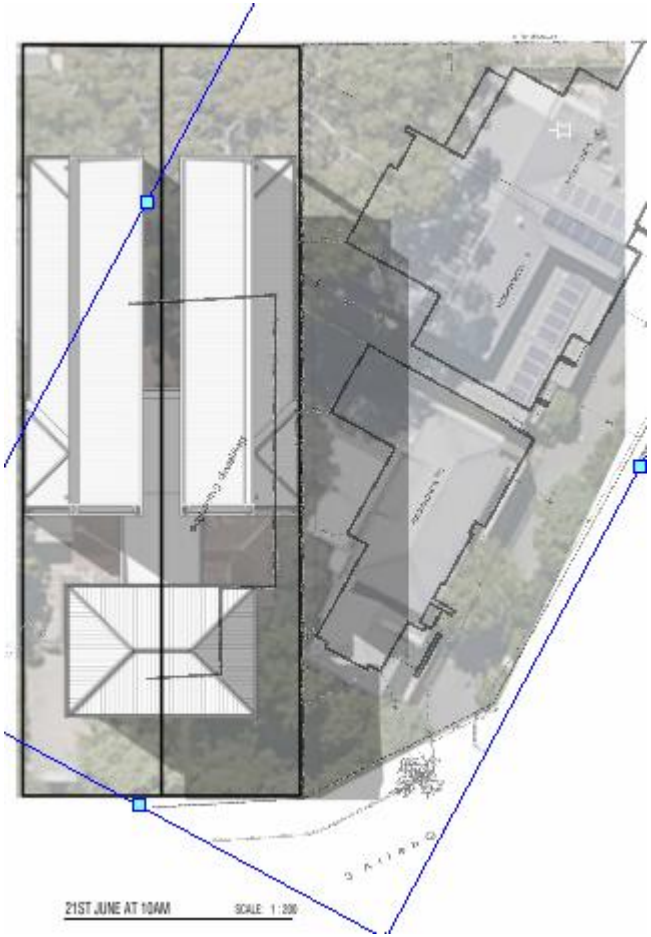
If you have any queries or concerns regarding the proposed development, please do not hesitate to contact me.

Yours sincerely,

Mark Troncone
Director

ATTACHMENT 6


21ST JUNE AT 9AM
SCALE: 1 : 200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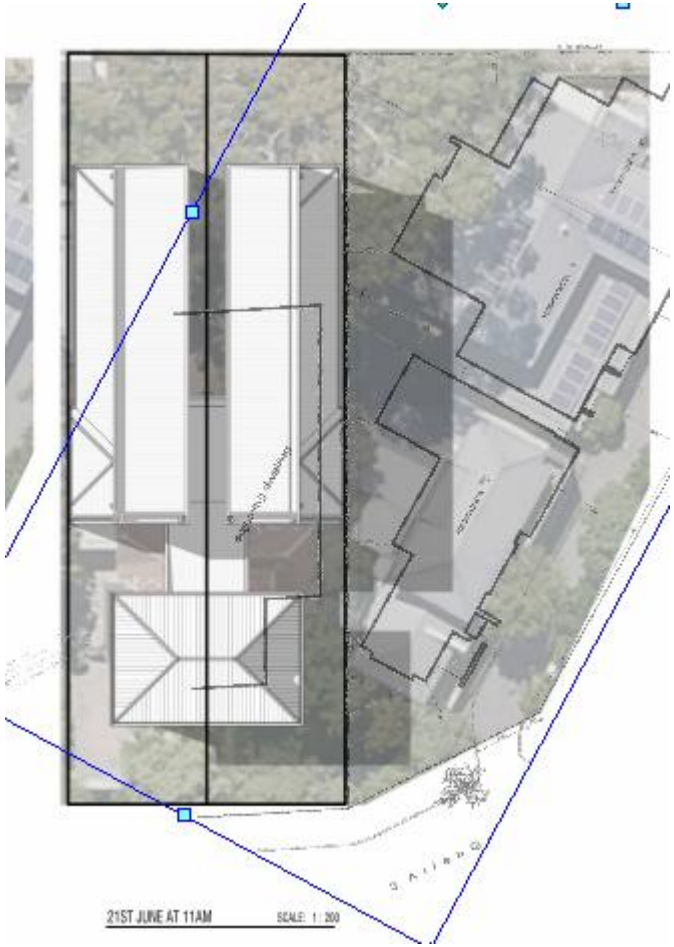
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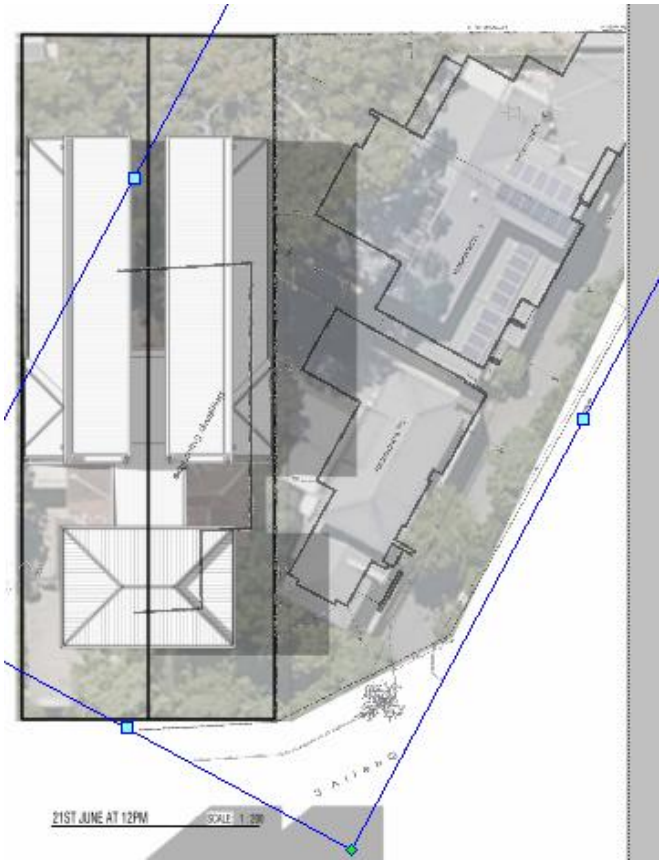
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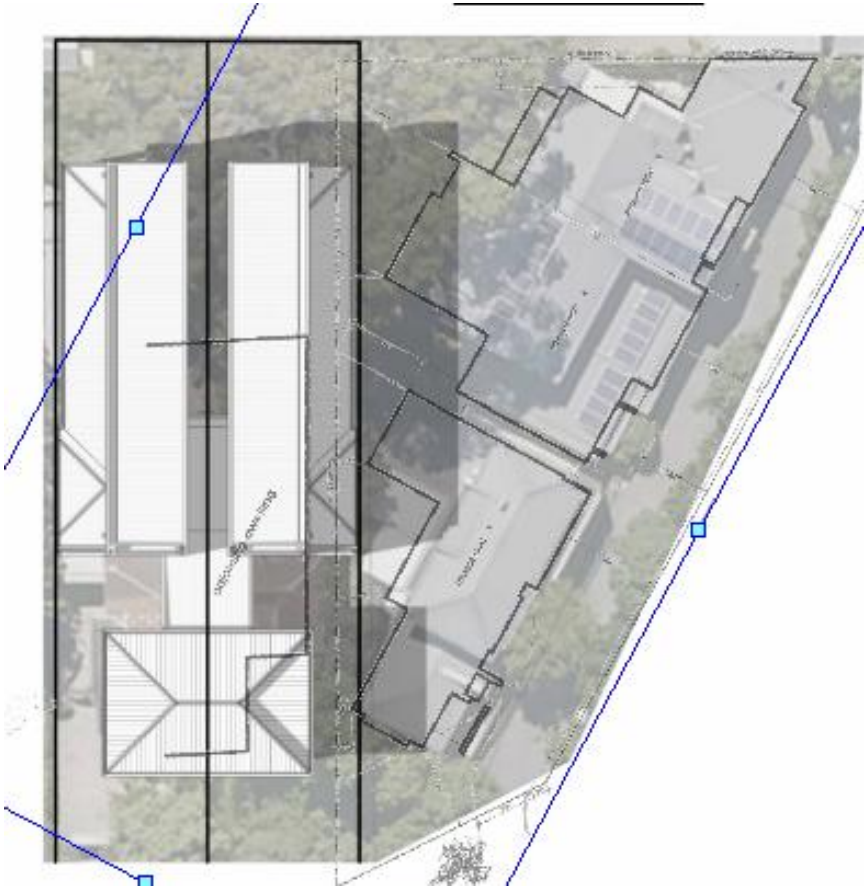


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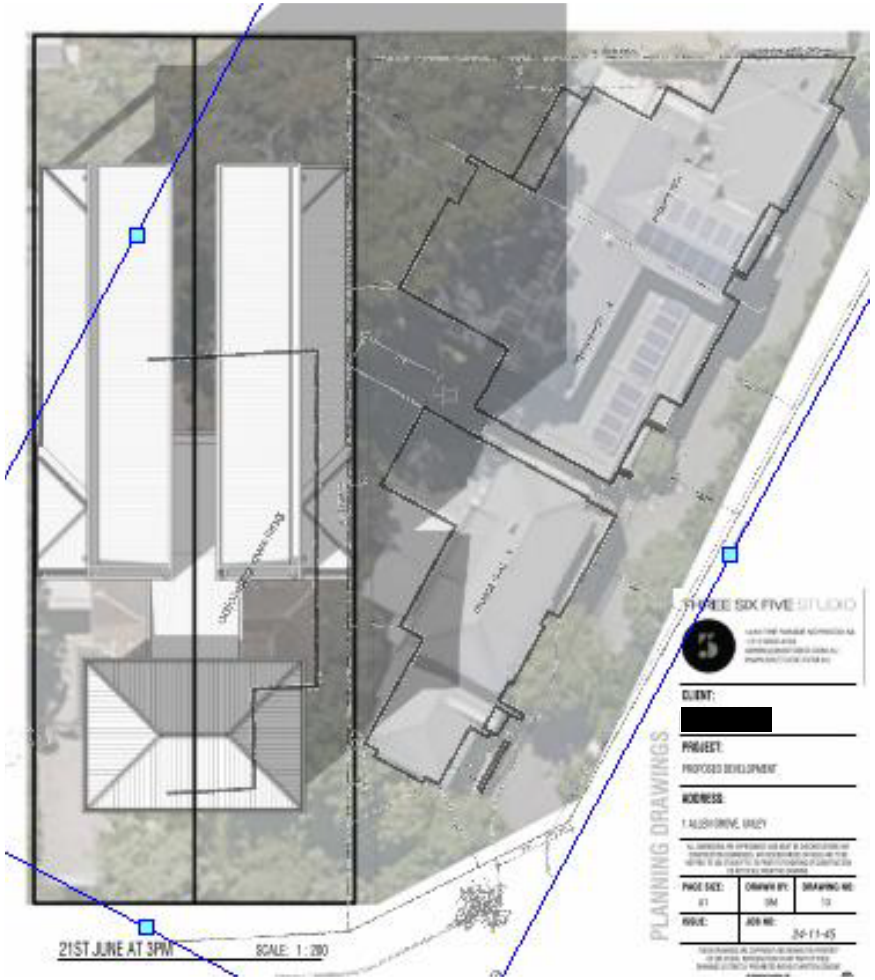
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5
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[redacted]
PROJECT:
PROPOSED DEVELOPMENT
ADDRESS:
1 ALLEN DRIVE, UNLEY
PAGE SIZE:
A1
DRAWN BY:
SM
DRAWING NO:
10
ISSUE:
JOB NO:
24-11-45
PLANNING DRAWINGS

ATTACHMENT 7

TREE LINE CONSULTING

— ARBORICULTURAL SPECIALISTS —

Development Application Review

1 Allen Grove, Unley

7/05/2026

Almond Court, Lewiston 5501
0413 884 184
Simon@treelineconsulting.com.au

EXECUTIVE SUMMARY

I was commissioned by the City of Unley to review a development application for the construction of two single-storey detached dwellings within the property of 1 Allen Grove, Unley. A significant tree is located within the rear garden of the subject site, and an independent assessment of the potential impacts the development might have on the tree has been requested.

- The subject tree is a mature specimen of *Corymbia citriodora*– Lemon-Scented Gum located within the rear garden of the subject site.
- The subject tree is protected as a significant tree under the provisions of the *Planning, Development and Infrastructure Act 2016.*
- The tree has a calculated Notional Root Zone (NRZ) of **14.88m (695.59m^2)** and a calculated Structural Root Zone (SRZ) of **3.77m.** The proposed development would occupy a total of **95.83m^2 (13.78%)** of the NRZ and within the SRZ.
- The overall calculated level of encroachment constitutes more than 10% and less than 20% of the Notional Root Zone (NRZ), and within the Structural Root Zone (SRZ) It is therefore classified as a technical 'major' encroachment under *AS4970-2025 protection of trees on development sites.*
- Suitable mitigation strategies are available and have been provided to offset potential impacts resulting from the proposed development.

The Tree Protection Plan and Tree Protection Specification outlined within the applicant's arborist report should form the condition of approval and be implemented in conjunction with the recommendations outlined within this report.

Report Prepared By:
Simon Martin
Diploma of Arboriculture
Diploma of Horticulture
ISA TRAQ Qualified Risk Assessor
QTRA Registered Risk Assessor

Report Prepared For:
City of Unley

TABLE OF CONTENTS

1 BRIEF

I was commissioned by the City of Unley to review a development application for the construction of two single-storey detached dwellings within the property of 1 Allen Grove, Unley. A significant tree is located within the rear garden of the subject site, and an independent assessment of the potential impacts the development might have on the tree has been requested.

2 METHODOLOGY

- A site inspection was undertaken on 5 May 2026.
- An ISA Level 2 Visual Tree Assessment (VTA) methodology was undertaken during the site inspection.
- The tree's condition was assessed based on visible health and structural attributes.
- The tree's legal status was identified and assessed against the relevant state legislation.
- Identification of the Notional Root Zone (NRZ) and Structural Root Zone (SRZ) in accordance with *AS4970-2025 Protection of trees on development sites*.
- An assessment of the potential development impacts was undertaken.
- Recommendations for tree protection measures in relation to the potential impacts were compiled where deemed necessary.

3 LEGISLATION AND STANDARDS

- *Planning, Development and Infrastructure Act 2016.*
- *Planning, Development and Infrastructure (General) Regulations 2017.*
- *Planning and Design Code Regulated and Significant Tree Overlay.*
- *AS4970-2025 Protection of trees on development sites*.

4 DOCUMENTS AND INFORMATION REVIEWED

- *Arboricultural Impact Assessment, Tree Protection Specification And Tree Protection Plan. Revision C by* Tertiary Tree Consulting Pty Ltd *dated 21 September 2025.*

5 LIMITATIONS

- The information within this report is limited to the conditions and information available at the time of the assessment.
- I had full access to the subject tree with no substantial restrictions. The weather was clear and visibility was suitable.
- The tree inspection is limited to an ISA level 2 assessment methodology.
- The assessment outlined within this report applies for 3 months from the date of the site inspection.
- Species identification has been undertaken utilising industry best practices; however, some species can be difficult to accurately identify without undertaking further testing.
- This report is for the exclusive use of Tree Line Consulting Pty Ltd's clients only and shall not be reproduced or amended without the explicit consent of Tree Line Consulting Pty Ltd.

6 SITE CONDITIONS

The proposed development site currently comprises a vacant allotment consisting of open soil. Pre-existing structures have been demolished in preparation for the development of the site. The Subject tree is located within the southeastern corner and the rear of the site. The tree is surrounded by typical urban elements within the neighbouring properties, such as pathways, garden beds and various structures occupying the root area.

Figure 1: Aerial Imagery of the proposed development site (Source Plan SA).

7 TREE DATA

Species Name	*Corymbia citriodora*
Common Name	Lemon-Scented Gum
Tree Location	Rear garden of 1 Allen Grove, Unley
Tree Height (m)	19
Crown Spread (m)	17
Estimated Crown Density	80%
Circumference at one metre	Greater than 2m
Legislative Status	Significant
Diameter At Standard Height (DSH)	1.24m
Notional Root Zone (NRZ)	14.88m
Diameter Above Root Buttress (DRB)	1.36m
Structural Root Zone (SRZ)	3.77m

Growing Environment	The root zone is currently considered fair for tree sustainability. The growing environment within the proposed development site is currently void of significant structures. The root area comprises an open, naturally occurring grass.
Tree Health	Tree health is assessed as good for the species. Foliage colour, shape and density are suitable for the species. No pests or diseases were observed, and no major deadwood is held within the crown. New growth is forming from previous pruning cuts.
Tree Structure	The tree structure is classified as good for the species. The root buttress displays good taper, indicating an even, well-formed primary root crown. The trunk is suitably formed and free of notable faults. Branch unions are free of notable defects, and no significant history of branch failure was evident. Pruning is evident within the northwestern crown to provide clearance for the light pole.
ISA TRAQ Risk Rating	A risk assessment was undertaken on the tree utilising the International Society of Arboriculture (ISA) Tree Risk Assessment Qualification (TRAQ) methodology. The level of assessed risk is 'low'. **Further information regarding the risk assessment can be provided if required.**
Useful Life Expectancy (ULE)	Greater than 10 years

8 LEGISLATIVE ASSESSMENT

Desired Outcome		
DO 1	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.	
Performance Outcomes		**Deemed-to-Satisfy Criteria/ Designated Performance Feature**
PO 1.2	**Significant trees are retained where they:**	
(a)	make an important visual contribution to local character and amenity of the local area	The tree is a large, notable specimen and stands out as a prominent feature of the site. It is highly notable from the surrounding streetscape.
(b)	are indigenous to the local area and listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species and / or	No, the species is not identified as indigenous to the locality and is not listed as rare or endangered under the *National Parks and Wildlife Act 1972.*
(c)	provide an important habitat for native fauna	No significant habitat features such as hollows or cavities were observed, although the tree does provide general nesting and perching opportunities for local bird species
(d)	are part of a wildlife corridor of a remnant area of native vegetation	No, the subject tree is not part of a wildlife corridor of a remnant area of native vegetation.
(e)	are important to the maintenance of biodiversity in the local environment.	No, the tree is not indigenous to the area and would be considered important to the maintenance of biodiversity within the locality.
(f)	form a notable visual element to the landscape of the local area.	The tree is a large, notable specimen and stands out as a prominent feature of the site. It is highly notable from the surrounding streetscape.

The above assessment has determined that the tree does satisfy the objectives for retention within the local landscape.

	Performance Outcomes	Deemed-to-Satisfy Criteria/ Designated Performance Feature
PO 1.3	A tree damaging activity not in connection with other development satisfies (a) and (b):	
(a)	tree damaging activity is only undertaken to:	
(i)	remove a diseased tree where its life expectancy is short	No specific disease has been identified within the tree, and its life expectancy is not considered short.
(ii)	mitigate an unacceptable risk to public or private safety due to limb drop or the like	The level of risk is currently assessed as 'Low' utilising the ISA Risk Matrix methodology (Further information on this can be provided if requested)
(iii)	rectify or prevent extensive damage to a building of value as comprising any of the following: A. Local Heritage Place B. State Heritage Place C. substantial building of value and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity	No damage was observed or reported.
(iv)	reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire	Not Applicable.
(v)	treat disease or otherwise in the general interests of the health of the tree and / or	No, tree-damaging activity has not been recommended.
(vi)	maintain the aesthetic appearance and structural integrity of the tree	Suitable tree-sensitive mitigation measures are available to maintain the integrity of the tree.
(b)	in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.	Suitable tree-sensitive mitigation measures are available to maintain the integrity of the tree.
PO 1.4	A tree-damaging activity in connection with other development satisfies all the following:	
(a)	it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible	Tree removal is not required to accommodate the proposed development.
(b)	in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.	Mitigation measures have been recommended to prevent substantial tree-damaging activity from occurring.

The tree <u>does not</u> satisfy the criteria for removal as demonstrated within the Assessment pertaining to the removal of significant trees under the Codes of Development Control.

9 PROPOSED DEVELOPMENT

The following constitutes the proposed development for the site:

- Demolition of existing dwelling.
- Site preparation.
- Construction of two single-storey dwellings.
- Perimeter pathways.
- Alfrescos.
- Stormwater service.

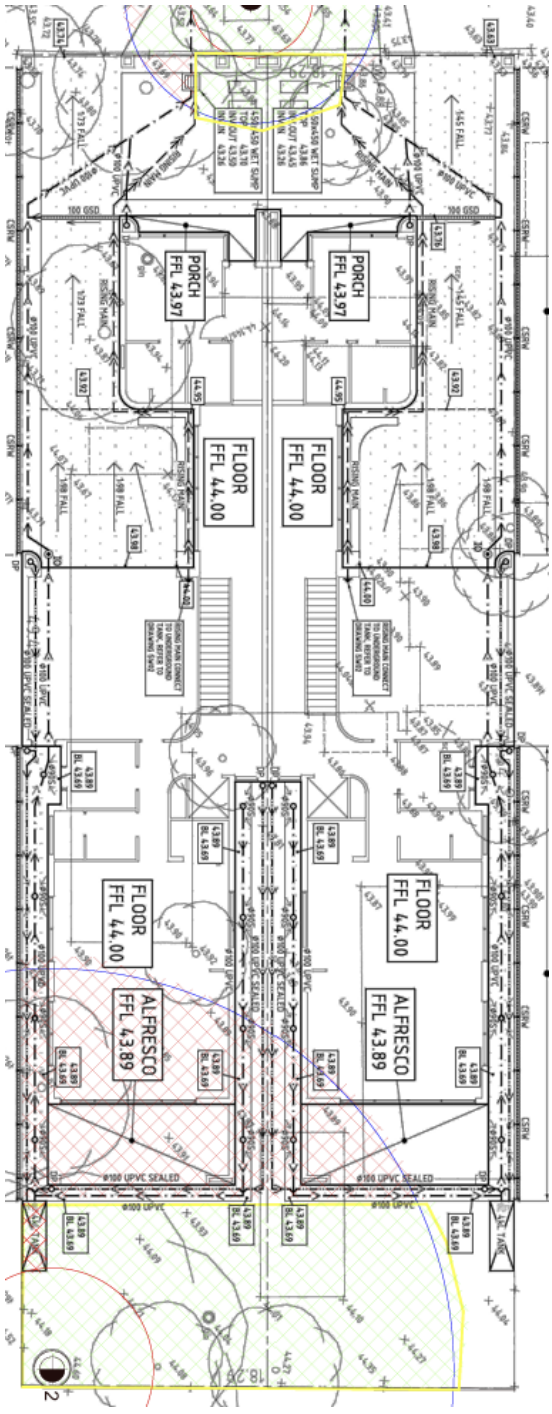


Figure 2: Proposed site plan (Source: Tertiary Tree Consultancy Report).

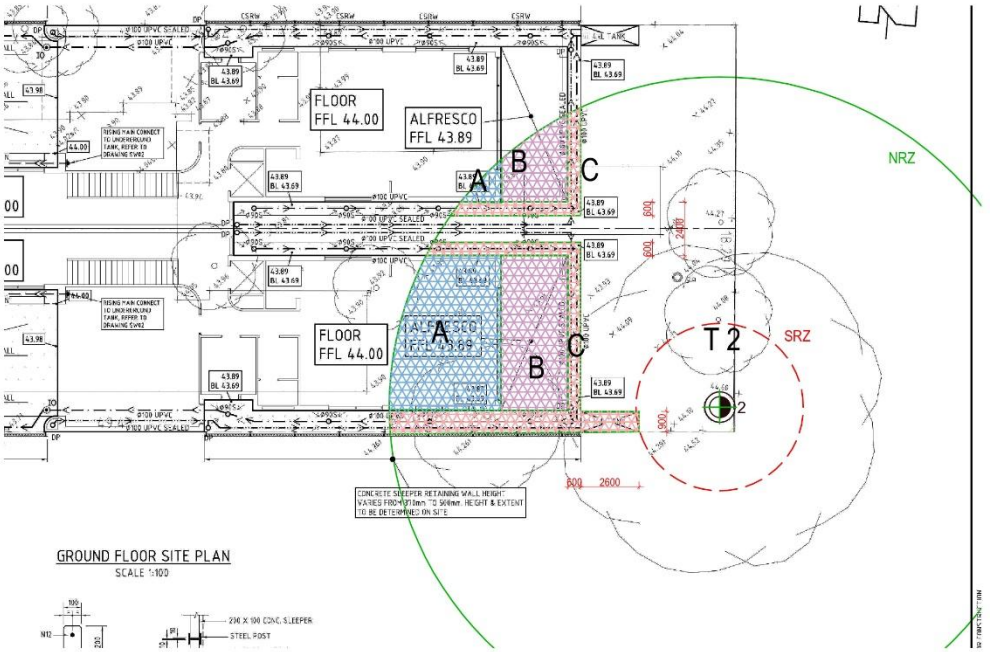
10 DEVELOPMENT IMPACTS

10.1 Notional Root Zone Calculations and Encroachments

PROPOSED TREE ENCROACHMENT
1 Allen Grove, Unley

TREE LINE CONSULTING
— ARBORICULTURAL SPECIALISTS —

TREE 2



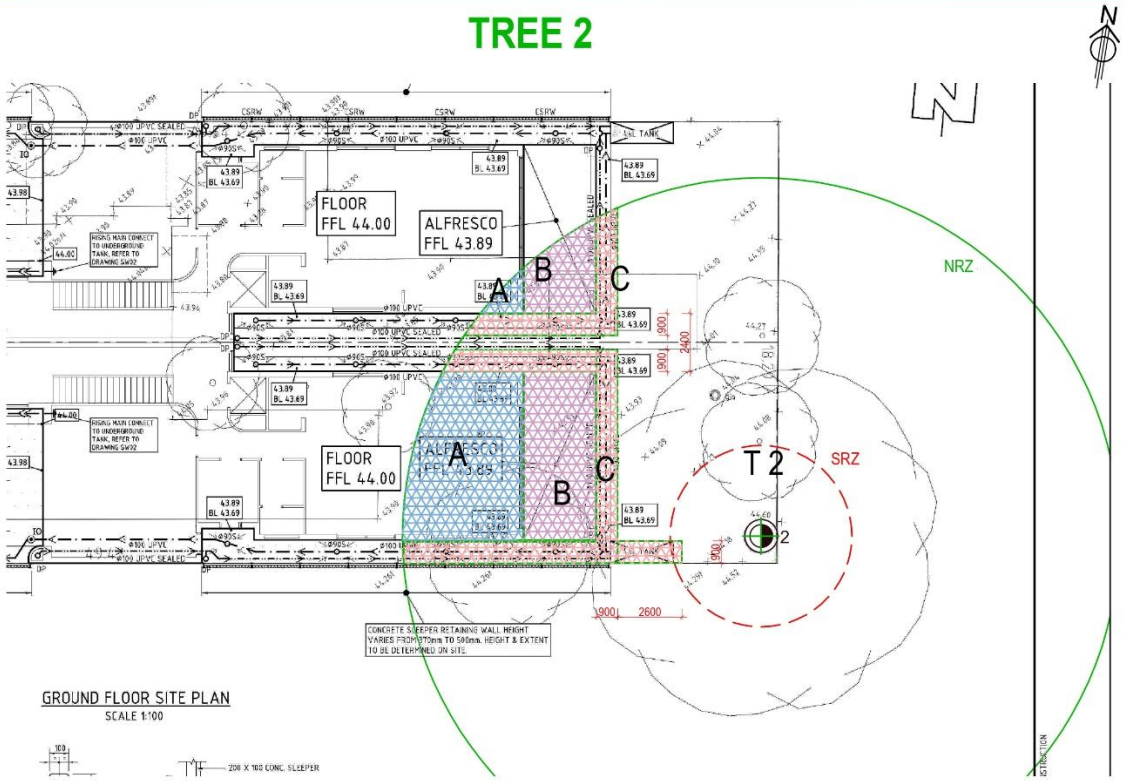
	TREE 2	
Species Name:	*Corymbia citriodora*	
Common Name:	Lemon Scented Gum	
Circumference:	>2.0m (Significant)	
NRZ radius:	14.88m	
NRZ area:	695.59m2	
Area: A - Proposed Dwelling	33.44m2	4.81%
Area: A - Proposed Alfresco	30.17m2	4.34%
Area: A - Proposed Pavement	21.20m2	3.48%
SRZ radius:	3.77m	
SRZ encroachment:	Yes	
Total Encroachment	**87.81m2**	**12.62%**

Figure 3: Notional Root Zone Encroachments (depicted with pathways at 550mm width)

PROPOSED TREE ENCROACHMENT
1 Allen Grove, Unley

TREE LINE CONSULTING
— ARBORICULTURAL SPECIALISTS —

TREE 2



	TREE 2	
Species Name:	*Corymbia citriodora*	
Common Name:	Lemon Scented Gum	
Circumference:	>2.0m (Significant)	
NRZ radius:	14.88m	
NRZ area:	695.59m2	
Area: A - Proposed Dwelling	33.44m2	4.81%
Area: A - Proposed Alfresco	30.17m2	4.34%
Area: A - Proposed Pavement	32.22m2	4.63%
SRZ radius:	3.77m	
SRZ encroachment:	Yes	
Total Encroachment	**95.83m2**	**13.78%**

Figure 4: Notional Root Zone Encroachments (depicted with pathways at typical 1m width)

10.2 Notional Root Zone (NRZ) and Tree Protection Zone (TPZ) Definition

If tree protection measures are not applied, development and construction operations may cause damage to tree parts, including the root system, trunk, and crown. Damage to any one element of the tree can have an impact on how the tree functions as a whole. The Tree Protection Zone (TPZ) is the primary means of protecting trees on development sites under *AS4970-2025*. The TPZ is a combination of the root and crown areas that need to be protected. It is a zone free of construction disturbances where the tree can thrive.

A Notional Root Zone (NRZ) is determined by multiplying the tree's Diameter at Standard Height (DSH) by 12. Following this, the Tree Protection Zone (TPZ) is derived using the factors outlined in Clause 3.3.2 of AS4970-2025. The TPZ should be observed symmetrically, with the tree positioned at the centre.

An NRZ should be neither less than 2m nor more than 15m in radius (unless crown protection is required). The NRZ also includes the Structural Root Zone (SRZ), which is the area around the base of a tree that is essential for the tree's stability in the ground. The SRZ is only calculated when considerable encroachment into an NRZ is proposed.

Using the *AS4970-2025* formula, an indicative SRZ radius can be calculated from the trunk diameter directly above the root buttress. Root exploration may reveal more about the extent of these roots. For trees with trunk diameters smaller than 0.15 m, the SRZ will be 1.5 m.

10.3 Notional Root Zone Encroachments and Impacts

**The following calculations will consider pathways at 1m widths as would be standard with most residential constructions.*

10.3.1 Encroachment Calculations

The tree has a calculated Notional Root Zone (NRZ) of **14.88m (695.59m^2)** and a calculated Structural Root Zone (SRZ) of **3.77m.** The proposed development would occupy a total of **95.83m^2 (13.78%)** of the NRZ and within the SRZ. The encroachment comprises the following:

- Proposed dwellings (4.8%).
- Proposed Alfrescos(4.34%).
- Perimeter pathways (4.63%).

The overall calculated level of encroachment constitutes more than 10% and less than 20% of the Notional Root Zone (NRZ), and within the Structural Root Zone (SRZ) It is therefore classified as a technical ‘major’ encroachment under *AS4970-2025 protection of trees on development sites.*

10.3.2 Encroachment Impacts

The level of encroachment for the tree is calculated to be **13.78%** of the NRZ and within the SRZ. This level of encroachment is classified as 'major' and requires mitigation strategies to offset potential impacts.

The perimeter pathway surrounding the dwellings is depicted as 550mm wide along the eastern extent. Given the standard footpath width is generally 900mm to 1m width, this is likely an error in drafting. Due to the discrepancy with this, I have calculated both the depicted width of 550mm and the standard width of 1m to form my calculations. In any case, the impacts from the proposed pathways can be easily mitigated through the use of permeable paving installed using tree-sensitive techniques.

Impacts from the Alfresco areas can also be readily mitigated through the use of permeable paving installed using tree-sensitive techniques at or above grade.

If the pathway and alfresco areas are installed as described above and detailed within the recommendation section of this report, then the impacts from the dwellings would be considered within the tolerance threshold for the species.

The stormwater service shall be routed underneath the perimeter pathway where possible and outside the SRZ entirely. Its installation shall be undertaken using tree-sensitive techniques outlined within the applicant's arborist report.

The rainwater tank, located on the southern boundary, shall be relocated outside the SRZ of the tree, potentially placed within the northern boundary of the allotment.

The above mitigation strategies should be implemented in conjunction with the applicant's arborist Tree Protection and Tree Specification Plan.

General Impacts

Any services not depicted within the plans that will occur within the calculated Notional Root Zone (NRZ) should be routed outside the NRZ if possible or installed utilising tree-sensitive methodologies such as hydro excavation or hand digging at the discretion of the Project Arborist.

11 CONSIDERATION OF RELEVANT FACTORS

Consideration of Relevant Factors Clause 3.3.2
(a) Location and distribution of roots
A large portion of the tree's roots are expected to be located within the rear garden (development area inclusive) of the subject site. Moderate root activity would be expected within the semi-permeable, variably compacted areas within the neighbouring properties.
(b) The potential loss of root mass resulting from the encroachment: number and size of roots.
If the tree-sensitive designs and methods outlined within this report are adhered to, the loss of root mass is determined to be within the tolerance threshold for the species.
(c) If the works will result in temporary (e.g service trench) or permanent (e.g. basement carpark) loss of available soil volume.
Permanent loss of soil mass will occur within the dwelling footings; the remaining structural features will require soil to be reinstated (stormwater, pathways etc.).
(d) Tree species and tolerance to root disturbance.
Corymbia citriodora is a species considered to have a moderate tolerance to root disturbance. This is anecdotally accepted within the arboricultural industry.
(e) Age, vigour and size of the tree.
The subject tree is a large, mature specimen with good health, vigour and vitality. In consideration of the tree's age its tolerance would be considered reduced compared to a younger specimen.
(f) Presence of other trees with overlapping NRZ or grafted roots.
No other trees are located within the NRZ.
(g) proposed staging and timing of excavation or root cutting.
Not Applicable
(h) Proposed maintenance and tree care activities.
Tree care activities are outlined within the Tree Protection Specification of the applicant's arborist report. This can include and not limited to, mulching and irrigation of the available root area.
(i) Lean and stability of the tree.
No significant lean or growth bias is observed.
(j) Soil characteristics and volume, topography and drainage.
The majority of existing surfacing is of an open characteristic. The slopes are marginal, and drainage is typical for the soil type of the locality.
(k)The presence of existing or past structures or obstacles affecting root growth or recent encroachments.
Semi-permeable and lightweight structures are located within the neighbouring properties.
(l) Proposed construction methods that reduce the impact on trees.
Suitable construction and design methodologies have been recommended to mitigate impacts to the subject tree.
(m) Whether a root investigation is required. The location and distribution of roots should be determined through minimally destructive investigation methods (pneumatic, hydraulic, hand digging or ground penetrating radar). Photographs should be taken and, where needed to address geospatial issues, a root map should be prepared.
Not Applicable.

12 ASSESSMENT OF DOCUMENTATION PROVIDED

12.1 Tree Assessment Report by Tertiary Tree Consulting Pty Ltd.

I have assessed the applicant's Arborist Report and provide the following comments and observations:

- The applicant's arborist has calculated an 11% encroachment from the proposed development. I am not clear on how they have concluded this level of encroachment, as it is not clearly outlined within their report.
- The applicant's arborist has calculated >10% for the lawn and fencing. This interpretation of encroachment assessment methodology appears unconventional and does not clearly quantify the actual encroachment level.
- Despite a 4000L rainwater tank proposed within the tree's SRZ, the applicant's arborist has determined there will be no SRZ incursion.

13 ASSESSMENT OUTCOME

Although my encroachment calculations differ from the applicant's arborist, I have provided suitable mitigation strategies to limit potential impacts on the tree and increase its likelihood of tolerating the levels of encroachment.

Based on my findings and the information provided, this assessment supports the proposed development if the tree-sensitive specifications outlined within the recommendation section of this report are adhered to and implemented in conjunction with the applicant's arborist Tree Protection Plan.

14 RECOMMENDATIONS

The following recommendations are intended to facilitate the retention and viability of the tree in conjunction with the proposed development in accordance with *AS4970-2025 Protection of trees on development sites*:

1. **Boundary fence(if replaced) / Partitioning fence**
   - **1.1.** Existing post hole locations shall be utilised where possible.
   - **1.2.** Post holes shall be excavated using tree-sensitive methodologies such as hand digging or Hydro-vac excavation at the lowest possible pressure.
   - **1.3.** If structural roots greater than 50mm are encountered, the location or depth of the posts shall be adjusted to avoid root damage.
   - **1.4.** No structural roots are to be damaged in the process of excavating or installing the fence posts.
   - **1.5.** If concrete plinths or retaining walls are used, their installation should occur above the current grade and not involve damage to any exposed roots.
2. **Perimeter Pathway**
   - **2.1.** Pathways shall be installed at or above grade using a permeable paving system. The base layer shall be of a non-compactible material.
   - **2.2.** The soil surface should be carefully skimmed to establish the base for new paved surfaces.
   - **2.3.** Adjust finish grades so that the paving sections are built on the natural grade with the finished pavement level (and levels of surrounding structures) all base courses and bedding course preparations are installed using the 'no dig' method.
   - **2.4.** The finished floor levels of any structure may need to be adjusted to accommodate this.
   - **2.5.** To protect the natural soil structure, compaction of the subsoil should be avoided. Compaction of natural soils is not normally necessary for pedestrian or light traffic paving.
   - **2.6.** Compaction levels will need to be determined by an engineer in consultation with the project arborist.
3. **Alfresco Area**
   - **3.1.** The base for the alfresco area shall consist of non-compactible material such as ballast stones or sand to form the base layer.
   - **3.2.** A Geofabric shall then be secured over the top before the paving base layer is placed down. The surfacing shall consist of a permeable paver.
   - **3.3.** Excavation should be undertaken utilising the smallest machinery possible under the direct supervision of a project arborist to avoid damage to tree roots.

3.4. The soil surface should be carefully skimmed to establish the base for new paved surfaces.

3.5. Adjust finish grades so that the paving sections are built on the natural grade with the finished pavement level (and levels of surrounding structures) all base courses and bedding course preparations are installed using the 'no dig' method.

3.6. The finished floor levels of any structure may need to be adjusted to accommodate this.

4. Underground services (stormwater)

4.1. The underground service locations shall be routed outside the NRZ of the tree where possible.

4.2. Stormwater service shall follow the alignment of the perimeter pathway within the NRZ.

4.3. Excavation for pipes and cables shall be undertaken using hydro-excavation at the lowest possible pressure when within the NRZ of the subject tree.

4.4. Any structural roots encountered within the trench are to remain undamaged, and pipes and cables are to be installed above or below the exposed roots.

4.5. No root cutting is permitted within the NRZ of the tree without the approval of the Project Arborist.

The above recommendations shall be utilised in conjunction with the Tree Protection Specifications outlined within the applicant's arborist report.

15 GLOSSARY

Arboriculture	The science and practice of cultivating, managing, and studying trees, shrubs, and other woody plants
Arborist	A professional who specializes in the care and management of trees, with expertise in assessing and mitigating tree-related risks
Notional Root Zone (NRZ)	A radius calculated by multiplying the Diameter at Standard Height (1.4m above ground level) by 12.
Tree Protection Zone (TPZ)	An area around a tree where specific measures are taken to protect the tree's roots, trunk, and crown during construction or other activities.
Structural Root Zone (SRZ)	The structural root zone refers to the area surrounding a tree's base where the main structural roots are located. These roots provide stability and support to the tree, anchoring it in the ground and distributing nutrients and water from the soil. The structural root zone typically extends beyond the tree's trunk and is critical for the tree's overall health and stability
Minor Encroachment	Development encroachment less than 10% of the TPZ area and not within the SRZ, is considered to be a 'minor encroachment' as per *AS4970-2025.*
Moderate Encroachment	Development encroachment greater than 10% but less than 20% of the NRZ area and not within the SRZ, is considered to be a 'moderate' encroachment as per *AS4970-2025.*
Major Encroachment	Development encroachment greater than 20% of the NRZ area within the SRZ, is considered to be a 'major encroachment' as per *AS4970-2025.*
Hydro excavation	Hydro excavation is a non-destructive excavation method that uses pressurized water and a vacuum system to remove soil or other materials. It is commonly used in construction, utilities, and landscaping industries for digging trenches, exposing underground utilities, or removing soil around sensitive structures or tree roots
ISA Level 2 Assessment	An ISA (International Society of Arboriculture) Level 2 assessment refers to a standardized evaluation conducted by a certified arborist to assess the health, condition, and structural integrity of a tree. This assessment is performed according to specific guidelines and criteria established by the ISA, a professional organization that promotes the science and practice of arboriculture

16 BIBLIOGRAPHY

Draper D.B. & Richards P.A. (2009) Dictionary for Managing Trees in Urban Environments, CSIRO Publishing, Australia.

Dunster, J.A. *et al* (2013) Tree Risk Assessment Manual Second Edition. ISA Publications, USA.

Matheny, N.P: & Clark, J.R (1994) Evaluation of Hazard Trees in Urban Areas. ISA Publications, USA.

Kind regards
Simon Martin

APPENDIX A - Tree Images

Photo 1: The tree supports a suitably healthy, well-structured crown.

Photo 2: The immediate growing location of the tree.

Photo 3: The above shows the root area within the neighbouring property to the south.

Photo 4: The above shows the crown of the tree when viewed from within the site.

ATTACHMENT 8

Details of Representations

Application Summary

Application ID	26005664
Proposal	Two semi-detached dwellings comprising two “building levels”, a basement, fencing and retaining walls.
Location	1 ALLEN GR UNLEY SA 5061

Representations

Representor 1 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	30/03/2026 01:19 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns

Reasons
The proposed development needs to have the following addressed before approval as the current proposal will prevent natural light to my property...(see shading on development plans), plus the overall height and closeness to the boundary is unacceptable as is the proposal of having the garage wall built directly on the boundary. The property has a very large significant tree at the rear of the property with the proposed building encroaching much to close to its substantial canopy.

Attached Documents

Representations

Representor 2 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	30/03/2026 02:09 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons
I support the development of Aplication ID: 26005664 , 1 Allen Grove but only if they remove the lemon scented gum in their back corner. The trunk of this enormous tree is exactly 7 metres from the back wall of the kitchen on my property, [redacted] It is causing severe damage to my laundry and toilet floors and sewerage pipes. Although a beautiful tree it is a danger with potential falling limbs onto my roof or worse, injuring or killing someone in the back yard. It has dropped limbs in the past. The owners of 1 Allen Grove, as owners of the tree would be liable.

Attached Documents

Representations

Representor 3 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	13/04/2026 09:15 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
Representation: I write and per the attached supporting document lodge a formal objection to the proposed land division associated with Development Application 25011253. 1. Objection – Allotment Size and Frontage 2. Objection – Overshadowing and Loss of Amenity 3. Objection – Loss of Privacy and Visual Amenity (Vista) Accordingly, the proposal should either be refused or significantly amended to better protect neighbouring privacy and maintain the existing visual amenity of the area.

Attached Documents

Representation-Development-Application-25011253_[redacted]

Representation Development Application 25011253:

I, [redacted] write to lodge a formal objection to the proposed land division associated with Development Application 25011253.

1. Objection – Allotment Size and Frontage

The applicant relies on the argument that the proposed allotments are consistent with the prevailing pattern of development, despite not meeting the minimum site area and frontage requirements outlined in the Planning and Design Code (specifically DPF 2.1 / PO 2.1). However, this conclusion is not supported when the locality is properly considered.

While the CAP Report identifies an average allotment size of 512m² and notes that the proposed allotments of 453m² represent an 11% reduction, this statistical comparison oversimplifies the established character of the area. The inclusion of a wide range of allotment sizes—including a minimum of 217m²—skews the average and does not accurately reflect the dominant or intended pattern of development.

The relevant planning principle is not whether a proposal falls within the broad numerical range of allotment sizes, but whether it aligns with the *prevailing pattern*, meaning the most common and characteristic form of development in the locality. In this case:

- Most allotments in the area appear to be closer to or above the stated average, reinforcing a pattern of more generous site areas.
- The proposed allotments introduce a form of development that moves incrementally toward smaller lot sizes, contributing to a gradual erosion of the established character.
- The reliance on smaller or atypical allotments to justify further subdivision creates a precedent that undermines the intent of the minimum site area and frontage provisions.

Similarly, in relation to frontage widths, the report acknowledges that detached dwellings in the locality typically have frontages between 17–19 metres. The proposed allotments fall below this range and instead align with semi-detached or higher-density built forms. This is inconsistent with the existing detached dwelling character that defines the locality.

The minimum allotment size and frontage provisions exist to maintain consistency in built form, amenity, and neighbourhood character. Departures from these standards should only be supported where there is a clear and compelling planning basis. In this instance, the justification provided relies heavily on selective interpretation of data rather than demonstrating genuine compatibility with the dominant development pattern.

On this basis, the proposal fails to adequately satisfy Performance Outcome PO 2.1 and undermines the intent of the Deemed-to-Satisfy provisions under DPF 2.1.

Accordingly, I respectfully request that the application be refused or alternatively amended to achieve compliance with the minimum allotment size and frontage requirements.

2. Objection – Overshadowing and Loss of Amenity

The scale and built form of the proposed development will result in unreasonable overshadowing of adjoining properties, that would lead to a loss of residential amenity at the adjoining [redacted] properties; materially reducing their access to sunlight and usability of current private open space and the overall liveability of dwellings.

The proposed development, by virtue of its scale, height, and siting, is shown to cast substantially increased shadows over neighbouring properties that also incur extensive shadowing from the substantial tree at the rear of the property, and particularly during winter months when sunlight and solar access is most limited.

This impact will result in:

- Reduced access to natural sunlight to private open space areas
- Diminished daylight to habitable room windows
- Reduced enjoyment and usability of outdoor areas

Such outcomes are inconsistent with the intent of the Planning and Design Code, which seeks to ensure that development does not unreasonably impact the amenity of adjacent properties.

Importantly, any overshadowing should be assessed not only in terms of technical compliance, but also in terms of its practical impact on neighbouring residents. A development that significantly reduces solar access—particularly to north-facing windows or private open space—cannot be considered compatible with its surroundings.

In the absence of clear evidence demonstrating that overshadowing impacts have been minimised and are within acceptable limits, the proposal should not be supported in its current form.

Accordingly, it is requested that the application be refused or redesigned to reduce overshadowing impacts, including through reduced building height, increased setbacks, or revised orientation.

3. Objection – Loss of Privacy and Visual Amenity (Vista)

The proposed development will materially reduce the existing level of privacy and visual amenity currently enjoyed by the adjoining properties, and particularly [redacted] residents.

Due to the scale, siting, and design of the proposed development, there is a negative visual impact to neighbouring private open space areas and habitable room windows. This represents an unreasonable intrusion into the privacy of adjacent residents and is inconsistent with the expectations of development within a low-density residential setting.

The introduction of additional building bulk and elevated walls, including upper levels, increases the potential for overlooking and reduces the sense of seclusion that currently exists. Reasonable measures to mitigate such impacts—such as reduced allotment scale, increased setbacks, and screening do not appear to have been adequately incorporated.

In addition to privacy impacts, the development will adversely affect the visual amenity (vista) of neighbouring properties. The increased scale and reduced setbacks will introduce a more dominant built form that interrupts existing outlooks, creating a sense of visual bulk and enclosure. This represents a departure from the more open and spacious character currently experienced within the locality.

The Planning and Design Code seeks to ensure that development maintains a reasonable level of amenity for adjacent properties, including both visual and acoustic privacy, as well as outlook. In its current form, the proposal does not achieve this outcome.

Accordingly, the proposal should either be refused or significantly amended to better protect neighbouring privacy and maintain the existing visual amenity of the area.

Representations

Representor 4 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	13/04/2026 09:25 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
Representation Correction Development Application 26005664: I, [redacted] write to lodge a formal objection to the proposed land division associated with Development Application 26005664, per the below and attached. 1. Objection – Allotment Size and Frontage 2. Objection – Overshadowing and Loss of Amenity 3. Objection – Loss of Privacy and Visual Amenity (Vista) Accordingly, the proposal should either be refused or significantly amended to better protect neighbouring privacy and maintain the existing visual amenity of the area.

Attached Documents

Representation-Development-Application-26005664_[redacted]

Representation Development Application 26005664:

I, [redacted] write to lodge a formal objection to the proposed land division associated with Development Application 26005664.

1. Objection – Allotment Size and Frontage

The applicant relies on the argument that the proposed allotments are consistent with the prevailing pattern of development, despite not meeting the minimum site area and frontage requirements outlined in the Planning and Design Code (specifically DPF 2.1 / PO 2.1). However, this conclusion is not supported when the locality is properly considered.

While the CAP Report identifies an average allotment size of 512m² and notes that the proposed allotments of 453m² represent an 11% reduction, this statistical comparison oversimplifies the established character of the area. The inclusion of a wide range of allotment sizes—including a minimum of 217m²—skews the average and does not accurately reflect the dominant or intended pattern of development.

The relevant planning principle is not whether a proposal falls within the broad numerical range of allotment sizes, but whether it aligns with the *prevailing pattern*, meaning the most common and characteristic form of development in the locality. In this case:

- Most allotments in the area appear to be closer to or above the stated average, reinforcing a pattern of more generous site areas.
- The proposed allotments introduce a form of development that moves incrementally toward smaller lot sizes, contributing to a gradual erosion of the established character.
- The reliance on smaller or atypical allotments to justify further subdivision creates a precedent that undermines the intent of the minimum site area and frontage provisions.

Similarly, in relation to frontage widths, the report acknowledges that detached dwellings in the locality typically have frontages between 17–19 metres. The proposed allotments fall below this range and instead align with semi-detached or higher-density built forms. This is inconsistent with the existing detached dwelling character that defines the locality.

The minimum allotment size and frontage provisions exist to maintain consistency in built form, amenity, and neighbourhood character. Departures from these standards should only be supported where there is a clear and compelling planning basis. In this instance, the justification provided relies heavily on selective interpretation of data rather than demonstrating genuine compatibility with the dominant development pattern.

On this basis, the proposal fails to adequately satisfy Performance Outcome PO 2.1 and undermines the intent of the Deemed-to-Satisfy provisions under DPF 2.1.

Accordingly, I respectfully request that the application be refused or alternatively amended to achieve compliance with the minimum allotment size and frontage requirements.

2. Objection – Overshadowing and Loss of Amenity

The scale and built form of the proposed development will result in unreasonable overshadowing of adjoining properties, that would lead to a loss of residential amenity at the adjoining [redacted] properties; materially reducing their access to sunlight and usability of current private open space and the overall liveability of dwellings.

The proposed development, by virtue of its scale, height, and siting, is shown to cast substantially increased shadows over neighbouring properties that also incur extensive shadowing from the substantial tree at the rear of the property, and particularly during winter months when sunlight and solar access is most limited.

This impact will result in:

- Reduced access to natural sunlight to private open space areas
- Diminished daylight to habitable room windows
- Reduced enjoyment and usability of outdoor areas

Such outcomes are inconsistent with the intent of the Planning and Design Code, which seeks to ensure that development does not unreasonably impact the amenity of adjacent properties.

Importantly, any overshadowing should be assessed not only in terms of technical compliance, but also in terms of its practical impact on neighbouring residents. A development that significantly reduces solar access—particularly to north-facing windows or private open space—cannot be considered compatible with its surroundings.

In the absence of clear evidence demonstrating that overshadowing impacts have been minimised and are within acceptable limits, the proposal should not be supported in its current form.

Accordingly, it is requested that the application be refused or redesigned to reduce overshadowing impacts, including through reduced building height, increased setbacks, or revised orientation.

3. Objection – Loss of Privacy and Visual Amenity (Vista)

The proposed development will materially reduce the existing level of privacy and visual amenity currently enjoyed by the adjoining properties, and particularly [redacted] residents.

Due to the scale, siting, and design of the proposed development, there is a negative visual impact to neighbouring private open space areas and habitable room windows. This represents an unreasonable intrusion into the privacy of adjacent residents and is inconsistent with the expectations of development within a low-density residential setting.

The introduction of additional building bulk and elevated walls, including upper levels, increases the potential for overlooking and reduces the sense of seclusion that currently exists. Reasonable measures to mitigate such impacts—such as reduced allotment scale, increased setbacks, and screening do not appear to have been adequately incorporated.

In addition to privacy impacts, the development will adversely affect the visual amenity (vista) of neighbouring properties. The increased scale and reduced setbacks will introduce a more dominant built form that interrupts existing outlooks, creating a sense of visual bulk and enclosure. This represents a departure from the more open and spacious character currently experienced within the locality.

The Planning and Design Code seeks to ensure that development maintains a reasonable level of amenity for adjacent properties, including both visual and acoustic privacy, as well as outlook. In its current form, the proposal does not achieve this outcome.

Accordingly, the proposal should either be refused or significantly amended to better protect neighbouring privacy and maintain the existing visual amenity of the area.

Representations

Representor 5 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	20/04/2026 09:03 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns
Reasons see attached	

Attached Documents

[redacted]

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	365 Studio C/- Landmark Planning Advisors *[applicant name]*
Development Number:	26005664 *[development application number]*
Nature of Development:	Two semi-detached dwellings *[development description of performance assessed elements or aspects of outline consent application]*
Zone/Sub-zone/Overlay:	Established neighborhood zone *[zone/sub-zone/overlay of subject land]*
Subject Land:	1 Allen Grove Unley, SA 5061 *[street number, street name, suburb, postcode] [lot number, plan number, certificate of title number, volume & folio]*
Contact Officer:	Assessment Panel - City of Unley *[relevant authority name]*
Phone Number:	0883725111 *[authority phone]*
Close Date:	21 April 2026 *[closing date for submissions]*

My name*: [redacted]	My phone number: [redacted]
My postal address*: [redacted]	My email: [redacted]

** Indicates mandatory information*

My position is:

- ☐ I support the development
- ✓ I support the development with some concerns
- ☐ I oppose the development

The specific reasons I believe that consent should be granted/refused are:

See next page for statement…

[attach additional pages as needed]

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:
  - Demolition, Fence, Tree-damaging activity, Retaining wall & Dwelling *[list any accepted or deemed-to-satisfy elements of the development]*.

I: ✓ wish to be heard in support of my submission*

☐ do not wish to be heard in support of my submission

By: ☐ appearing personally

✓ being represented by the following person: [redacted]

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature: [redacted] Date: [redacted]

Return Address: [redacted] *[relevant authority postal address]* or

Email: [redacted] *[relevant authority email address]* or

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representation Application

Date: 20/04/2026
Application Number: 26005664
Address: 1 Allen Grove Unley

[redacted] 8 years I have the following concerns about the development of 1 Allen Grove, Unley.

Firstly, from the drawings provided it is unclear where the proposed development sits in relation to [redacted] and further clarification is necessary for me to adequately decide the level of impact this development will have to my property. I would like to request that clear dimensioning of the setback from the street, the width of the vegetation strip that runs along the boundary, the width of the driveway and the setback of the basement portion of this development relative to the street be included on all site plan, floor plan and elevation drawings and that a revised version of the drawings be issued.

Secondly, the drawing provided do not include the building outline of my home so there is no way of knowing the true effect the development will have on my property regarding overshadowing, overlooking from the first floor, the portion of the building that will sit on the boundary and the excavation area for the basement level. I would like to request that the area where my property sits be included in a revised issue of the drawings.

Thirdly, the shadow diagram drawings are very limited and more shadow diagrams outlining both summer and winter as well as various times of day from morning to evening, are necessary to clarify the overshadowing impact this development will have on my home. My major concern regarding this overshadowing is the effect it will have the courtyard of my home, located to the north of my property as it is my only outdoor area and all open plan living, dining and kitchen spaces open out to it with floor-to-ceiling glass doors and windows.

Fourthly, I am concerned for the onlooking that could occur to the first floor of my home. Upstairs, there is a bedroom and bathroom window that will be compromised by the development unless the windows of the first floor are frosted which from the drawings has not been noted. If the windows of the first floor of the development are not frosted, it will infringe on the privacy of the upstairs space of my home.

Fithly, the drawings do not include any detail as to the vegetation to be planted in the strip along the boundary, and I believe further clarification as to whether high/ mature trees will be planted to preserve the privacy of my home. Should the fencing need to be replaced (it is currently in excellent condition) I would like to be assured that they will provide the new fencing and liaise with me regarding the type and materials used. I request that if this is the case, the maximum legislative height be achieved.

In conclusion, I do not believe sufficient information has been provided of this development, and a revision of the drawings is necessary to be issued before this application progresses further.

Representations

Representor 6 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	20/04/2026 09:06 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns
Reasons see attached	

Attached Documents

[redacted]

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	365 Studio C/- Landmark Planning Advisors *[applicant name]*
Development Number:	26005664 *[development application number]*
Nature of Development:	Two semi-detached dwellings *[development description of performance assessed elements or aspects of outline consent application]*
Zone/Sub-zone/Overlay:	Established neighborhood zone *[zone/sub-zone/overlay of subject land]*
Subject Land:	1 Allen Grove Unley, SA 5061 *[street number, street name, suburb, postcode] [lot number, plan number, certificate of title number, volume & folio]*
Contact Officer:	Assessment Panel - City of Unley *[relevant authority name]*
Phone Number:	0883725111 *[authority phone]*
Close Date:	21 April 2026 *[closing date for submissions]*

My name*: [redacted]	My phone number: [redacted]
My postal address*: [redacted]	My email: [redacted]

** Indicates mandatory information*

My position is:

- ☐ I support the development
- ✓ I support the development with some concerns
- ☐ I oppose the development

The specific reasons I believe that consent should be granted/refused are:

See next page for statement…

[attach additional pages as needed]

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:
  - Demolition, Fence, Tree-damaging activity, Retaining wall & Dwelling [*list any accepted or deemed-to-satisfy elements of the development]*.

I:	✓ wish to be heard in support of my submission*
	☐ do not wish to be heard in support of my submission
By:	☐ appearing personally
	✓ being represented by the following person: [redacted]

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature: [redacted]

Return Address: [redacted] *[relevant authority postal address]* or

Email: [redacted] *[relevant authority email address]* or

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representation Application

Date: 20/04/2026
Application Number: 26005664
Address: 1 Allen Grove Unley

The following feedback regarding this development is due to an overwhelming concern I have with the devaluation of my own property [redacted]

Overall, from the drawings provided it is unclear where the building footprint of my home sits relative to this development and where the existing fence line is located. I would like to request that all these drawings be updated, outlining the real impact this development will have on my property and further clarification for the following points.

Firstly, from the drawings provided it is unclear where this development sits relative to my property and therefore I would like to request further information for the following points be provided.

1. Dimensions of the development setback from the street
2. Dimension of the development's basement level setback from the street
3. Dimensions of the development’s proposed wall on the boundary setback from the street
4. Overall width dimension of the driveway
5. Width dimension of the vegetation strip that runs along the boundary

Secondly, I am concerned by this development's potential to overshadow and compromise the value of my property and will destroy the quality of the outdoor area as well as the living room and dining room that open out onto it. From the limited shadow diagrams provided I am concerned for overshadowing of the aforementioned areas and would like to request more shadow diagrams be developed, highlighting both summer and winter. It is important that the true shadowing impact on my property be clarified as it will detrimentally affect the way we live in the house.

Thirdly, I am concerned for the way this development breaches our privacy in the outdoor area and inside the house, particularly the first-floor bedroom and bathroom. Both of these rooms have northern-facing windows directly visible from the development’s first-floor windows. I am also concerned of the possibility that these first-floor windows will look down into our outdoor area and be able to see through the sliding glass doors and windows of our dining, living room master bedroom. From the elevation drawings, it is evident that not all windows on the southern façade are considerately designed therefore, I request that if these windows must be located there that they should all be frosted glass to maintain our privacy.

[redacted] I am very concerned not only for the liveability of my home but also for the resale value of my property if this development is to go ahead as it has been proposed and I hope that there will be serious consideration for the factors I have outlined in order to rectify these very important issues.

Representations

Representor 7 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	20/04/2026 09:08 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns
Reasons see attached	

Attached Documents

[redacted]

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	365 Studio C/- Landmark Planning Advisors *[applicant name]*
Development Number:	26005664 *[development application number]*
Nature of Development:	Two semi-detached dwellings *[development description of performance assessed elements or aspects of outline consent application]*
Zone/Sub-zone/Overlay:	Established neighborhood zone *[zone/sub-zone/overlay of subject land]*
Subject Land:	1 Allen Grove Unley, SA 5061 *[street number, street name, suburb, postcode]* *[lot number, plan number, certificate of title number, volume & folio]*
Contact Officer:	Assessment Panel - City of Unley *[relevant authority name]*
Phone Number:	0883725111 *[authority phone]*
Close Date:	21 April 2026 *[closing date for submissions]*

My name*: [redacted]	My phone number: [redacted]
My postal address*: [redacted]	My email: [redacted]

** Indicates mandatory information*

My position is:

- ☐ I support the development
- ✓ I support the development with some concerns
- ☐ I oppose the development

The specific reasons I believe that consent should be granted/refused are:

See next page for statement…

[attach additional pages as needed]

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:
  - Demolition, Fence, Tree-damaging activity, Retaining wall & Dwelling *[list any accepted or deemed-to-satisfy elements of the development].*

I: ✓ wish to be heard in support of my submission*

☐ do not wish to be heard in support of my submission

By: ✓ appearing personally

☐ being represented by the following person:

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature: [redacted]

Return Address: [redacted] *[relevant authority postal address]* or

Email: [redacted] *[relevant authority email address]* or

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representation Application

Date: 20/04/2026
Application Number: 26005664
Address: 1 Allen Grove Unley

[redacted] I have reviewed the statement and drawings provided for the development of 1 Allen Grove and have outlined my concerns that I wish to be addressed. In addition to my comments I have also included a number of resolutions I believe are appropriate in ensuring the design of this development does not negatively impact my home and my family.

1. Additional dimensions of the development in the following areas…

a) Clear dimension of the developments setback from the street
b) Clear dimension of the development's basement level and wall on the boundary setback from the street to fully understand where the excavation works of this proposal will affect our property
c) Clear dimension of the width of the driveway
d) Clear dimension of the width of the vegetation strip that runs along the boundary

Request: Site plan, floor plans and elevation drawings updated to include the aforementioned dimensions to clarify the true impact this development will have on our property and to highlight any concerns we may not yet be privy to due to the restriction of information.

2. Inclusion of our property's building outline so that the position of the development relative to our home can be fully understood as it is critical to understanding just how seriously our home and lives will be impacted.
Request: Site plan, floor plans and elevation drawings updated to include our home's building footprint to clarify the true impact this development will have on our property and to highlight any concerns we may not yet be privy to due to the restriction of information.

2. Confirmation that the existing fence will remain and if not further detail as to what fence it will be replaced with – height, material, colour etc.

Request: Inclusion of the existing fence on all drawings relative to the boundary line as it is not safe to assume that these are the same.

3. Acknowledgement that this design will overshadow our outdoor area, limiting the light available to the open plan living & dining areas of our home. The true impact of this development to our property will need to be clarified and rectified.

Request: Shadow diagrams that show both winter and summer solstice and more times of day (9am, 11am, 1pm, 3pm, 5pm). A revised design that includes greater consideration for overshadowing.

4. Concerned for breach of privacy - onlooking from first floor windows on front façade and southern elevation into our first floor bathroom and bedroom windows as well as directly down into outdoor area/ the inside of the house at the ground floor level.

Request: Ensure all glass to these first floor windows are frosted.

Representations

Representor 8 - [redacted]

Name	[redacted]
Address	[redacted]
Submission Date	20/04/2026 11:55 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
Still do not support the lack of trees on this site and the removal of multiple large trees. Also did not support the demolition of the character home on the site.

Attached Documents

ATTACHMENT 9

LANDMARK
PLANNING ADVISORS

landmarkplanning.com.au

188 Greenhill Road, Parkside | 0402 778 373

April 28, 2026

Tim Bourner
City of Unley
Via: The PlanSA Portal

Dear Tim,

RE: DA 26005664 – RESPONSE TO REPRESENTATIONS

I have been instructed by the Applicant, [redacted], to respond to the assertions made, and the concerns raised by the following representors:

- [redacted], who has provided qualified support of the proposed development (**Representor 1**);
- [redacted] and has provided qualified support for the proposed development (**Representor 2**);
- [redacted] who is opposed to the proposed development (**Representor 3**);
- [redacted] who has provided qualified support of the proposed development (**Representor 4**);
- [redacted], who has provided qualified support of the proposed development (**Representor 5**); and
- [redacted], who has provided qualified support of the proposed development (**Representor 6**); and
- [redacted], who is opposed to the proposed development (**Representor 7**).

Representors 1, 4, 5 and 6 have indicated that they wish to be heard by the Council Assessment Panel (**CAP**).

Please note that the plans previously viewed by the representors have since been revised to incorporate the following details and revisions, including:

- additional dimensions on the site plan, such as the front setbacks of the dwellings and associated basements, the distance of the boundary walls from the street, the overall width of the driveway, and the width of the landscaped strip adjacent the driveway; and
- permeable paving within the front portion of the driveways adjacent Allen Grove.

My responses are set out, in no particular order, overleaf.

Overshadowing

Representors 1, 3, 4, 5 and 6, all of which [redacted], to the south of the site, have raised the matter of overshadowing toward their properties. In particular, Representors 4, 5, and 6 stated that only limited shadow diagrams had been provided.

In response, I note that a comprehensive suite of shadow diagrams was submitted with the application and included in the public notification documentation viewed by the representors. These included shadow diagrams for the proposed development, as well as comparative shadow diagrams illustrating a compliant building envelope. The compliant envelope assumed an overall building height of 6.0 metres to the top of the ridge and a side setback of 1.0 metre inclusive of eaves. In addition, shadow diagrams were prepared not only for the Winter Solstice, but also for the Autumn and Spring Equinoxes, covering all hours between 9:00am and 3:00pm.

The shadow diagrams prepared for the Autumn and Spring Equinoxes should be considered alongside those for the Winter Solstice. This approach is consistent with the findings of the *Environment, Resources and Development Court in Ned Ritan Design v Corporation of the City of Adelaide [2016] SAERDC 32*. In particular, paragraph 69 of that decision identifies the relevant consideration when assessing overshadowing, stating:

> *''As with overshadowing of the CG, the duration of overshadowing, on days/months either side of 22 June, is a relevant consideration in determining whether overshadowing has been minimised to an acceptable level.''*

It is noted that, during the Winter Solstice, the width of overshadowing cast onto the adjacent properties to the south will be largely comparable to that generated by a compliant built form, particularly during the morning period.

With respect to the properties of Representors 1 and 3 [redacted] whilst it is acknowledged that some degree of overshadowing will extend into their properties, a significant proportion of this shadowing overlaps with that cast by the existing *Corymbia citriodora* (Lemon-scented Gum), which is to be retained. The tree measures approximately 26 metres in height with a canopy spread of around 30 metres. Furthermore, the built form has been designed to ensure that the solar panels of their properties continue to receive in excess of 6 hours of direct sunlight during the Winter Solstice and sunlight through the entire day during the Autumn and Spring Equinoxes, thereby satisfying Performance Outcome (**PO**) 3.3 of the Interface between Land Use Section of the Planning and Design Code (**Code**).

In relation to the property of Representors 4, 5, and 6 [redacted], it is noted that the proposed built form is, for the most part, well separated from the shared southern boundary. The ground-floor setbacks, particularly for the front portion of the proposed development, range between 3.6 metres and 6.3 metres, which significantly exceeds the prescribed minimum setback of 1.0 metre. In addition, the upper level is set back 3.0 metres from the boundary, which complies with Designated Performance Feature (**DPF**) 8.1 of the Established Neighbourhood (**EN**) Zone.

Whilst the presence of the boundary wall is acknowledged, the shadow diagrams demonstrate that the extent of shadowing generated would be largely comparable to that of a wall located 1.0 metre from the boundary with an associated eave. Importantly, the boundary wall has not been designed to be excessive, having an overall height of approximately 3.2 metres measured from natural ground level and a total length of 6.5 metres.

In relation to the upper level of their dwelling, it is acknowledged that the western-most bedroom contains a north-facing window (refer to Figure 1 below). The increased setback achieved through the gallery design ensures that a portion of direct sunlight will continue to access this window between approximately 12:00pm and 2:00pm during the Winter Solstice. As illustrated on the submitted shadow diagrams, the window will also receive full sunlight throughout the day during the Autumn and Spring Equinoxes.

As with the properties discussed above, the extent of overshadowing from the existing *Corymbia citriodora* (Lemon-scented Gum) should not be understated. This is particularly the case in relation to shading of the bedroom on the ground floor. In addition, it is noted that there are existing covered structures adjacent the dining area.

Figure 1: *Floor plan of* [redacted] *(from 2017, source: property.com.au, and the location of the upper-level bedroom on shadow diagrams 21 June, 12pm, 1pm and 2pm).*

It should also be recognised that the Applicant should not be disadvantaged by the configuration and siting of these adjacent dwellings. Notwithstanding this, considerable measures have been taken to minimise the extent of overshadowing where practicable, whilst still achieving a built form outcome that is respectful of both the relevant Historic Area Statement (**HAS**) and the Historic Area Overlay (**HAO**).

Privacy

Representors 3, 4, 5 and 6, have raised concerns regarding the overlooking from the proposed development into their properties.

In response to these concerns, it should be noted that the Code seeks to mitigate, not prevent overlooking. Furthermore, all window frames belonging to the upper floor levels, will be fitted with fixed obscure glass or will have sill heights above 1.5 metres from finished floor level (**FFL**), thereby complying with DPF 10.1 of the Design in Urban Areas Section of the Code.

Significant Tree

Representor 1 raised concerns regarding the encroachment of the proposed development towards the tree canopy, whilst Representor 2 expressed a preference for the tree to be removed as part of the application.

In response, it is noted that the significant tree is proposed to be retained. The siting of the development has been informed by the arboricultural assessment prepared by Tertiary Tree Consulting, which accompanied the application at lodgement. The report provides a comprehensive evaluation of the tree and confirms that it can be successfully retained, noting an approximate 11 percent encroachment into the Notional Root Zone (**NRZ**) and no encroachment into the Structural Root Zone (**SRZ**). With respect to the tree canopy, as outlined on Page 10 of the report, minor branch pruning to raise the lower canopy may be required. In any case, this will remove less than 10 percent of the tree crown. The report clearly states that the tree pruning must follow *AS4373-2007 Pruning of Amenity Trees* by having all final cuts to branch collars. This pruning must also be undertaken by a minimum AQF level 3 Arborist.

The Applicant is amenable to the recommendation of the report forming a condition of the Planning Consent, should approval be granted.

In addition, it is noted that Representor 1 has not provided any expert or technical evidence to support a contrary position.

Fencing and Vegetation

Representor 6 has commented on the proposed fencing, specifically querying whether the existing fence will be removed and, if so, what it will be replaced with.

For clarity, the existing fence will be required to be removed to facilitate the construction of the proposed retaining walls. A 1.8-metre-high corrugated metal fence is proposed to be installed above the retaining walls, with the combined height of the retaining wall and fence not exceeding 2.1 metres above natural ground level. The proposed fencing is proposed to be a “CGI Corrugated Fence” in Slate Grey, which will closely resemble the appearance of the existing fence.

Representor 4 has also sought clarification regarding the planting proposed along the driveway fenceline. At this stage, the Applicant proposes a mix of *Murraya paniculata* (Orange Jessamine/Mock Orange), which typically grows to a height of 2-4 metres with a mature spread of 1.5-3.0 metres, and *Rhaphiolepis indica* (Oriental Pearl), which reaches a mature height and spread of approximately 1.2 metres.

For clarity, these plantings are not intended to function as screening vegetation, as adequate privacy between the two properties will be achieved through the proposed ground-level fencing, together with appropriate window obscurity treatments and sill heights at the upper level.

Allotment Frontage and Site Area

Representor 3 has raised the matter of the allotment frontage and site area shortfalls in relation to DPF 2.1 of the EN Zone.

Whilst we acknowledge that the allotments are undersized, it should be highlighted that the PO 5.1 of the HAO, which prevails over the policies of the EN Zone, provides guidance that allotments created are:

- *"compatible with the surrounding pattern of subdivision in the historic area*; and
- *of a dimension to accommodate buildings of a bulk and scale that reflect existing buildings and setbacks in the historic area"*

As outlined in the Planning Statement submitted at the time of lodgement, Council staff previously expressed support for the proposed allotments as part of the original application, acknowledging their compatibility with the prevailing subdivision pattern and built form within the locality.

It is also noted that Representor 3 resides on an allotment that is itself undersized, further demonstrating that a range of allotment sizes exists along Allen Grove and reinforcing the established and varied subdivision pattern within the street.

Furthermore, and as detailed in the Planning Statement, the proposed development has been carefully designed to respond to and reflect the prevailing character of the area. The design adopts a contemporary interpretation of a traditional double-fronted cottage, presenting to Allen Grove as a single dwelling with a predominantly single-storey built form. The hipped roof form effectively conceals the upper levels, which are setback well behind the primary façades. In addition, the front portion of the development provides generous separation to the side boundaries, reinforcing the established spatial qualities and rhythm of development within the surrounding streetscape and the area as a whole.

Demolition

Representor 7 has asserted that they do not support the removal of multiple large trees on the site, nor support the demolition of a character dwelling.

In this regard, it is noted that the demolition of the existing dwelling and the removal of three regulated trees were approved in July 2025 under Development Application (**DA**) 25021638. The Applicant has since undertaken the approved demolition works and tree removal in accordance with that consent. For clarity, the demolished dwelling was not identified or classified as a character dwelling.

Summary

Given that Representors 1, 4, 5 and 6 have indicated their intention to address the CAP in relation to this matter, please note that I have been instructed by the Applicant to attend the forthcoming meeting and to speak on their behalf.

Yours sincerely,

[redacted]

Mark Troncone
Director

ITEM 6.1
APPLICATIONS BEFORE THE ERD COURT - SUMMARY OF ERD COURT APPEALS

TO: City of Unley Council Assessment Panel

FROM: Tim Bourner, Assessment Manager

SUBJECT: Summary of ERD Court Appeals

MEETING DATE: June 16th 2026

APPEALS - 2

Development Application / Subject Site	**Nature of Development**	**Decision authority and date**	**Current status**
DA26002104 – 224B Cross Road, Unley Park	Removal of two (2) significant Eucalyptus camaldulensis (River Red Gum) trees	Refused under delegation, February 27th 2026	Withdrawn
DA25030545 – 56 Third Avenue, Forestville	Dwelling alterations and two storey addition including partial demolition of the existing dwelling, demolition of a carport and construction of an outbuilding (garage).	Refused at Council Assessment Panel meeting, April 21st 2026	Appealed to ERD Court, Conference scheduled for June 9th 2026